

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.130 / 13727 **Yr Built/Renovated** : 2005 / 2013
Area Sq Ft : 207,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$273,800	\$1,029,500
Interior Architecture	\$542,400	\$352,400
Electrical		\$1,664,600
Mechanical	\$51,300	\$51,300
Total	\$867,600	\$3,097,800
Importance Code A	\$273,800	\$1,029,500
Importance Code B	\$593,700	\$1,942,500
Importance Code C		\$125,800
Total	\$867,600	\$3,097,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,000		\$27,500	
Interior Architecture	\$100,000		\$17,700	\$14,300
Electrical	\$62,200	\$24,000	\$26,000	\$27,600
Mechanical	\$62,000	\$59,100	\$62,700	\$53,800
Site Pavements	\$1,400			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$310,200	\$112,700	\$163,500	\$125,300
Importance Code A	\$57,100	\$2,000	\$29,600	\$7,000
Importance Code B	\$186,800	\$110,700	\$133,900	\$111,700
Importance Code C	\$66,400			\$6,600
Total	\$310,200	\$112,700	\$163,500	\$125,300



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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING

Asset # : 13727

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	42%			LIFE	**	5	\$197,500		
Masonry: Granite	5%	0-2	\$74,300	LIFE	**	5	\$8,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%			2049	**	5-10	\$80,800		
Pre-Cast Concrete	3%			LIFE	**	5	\$45,900		
Stucco Cement	7%			2042	**	5	\$41,200		
Window Wall	38%			2049	**	5	\$335,100		
Windows									
Aluminum	95%			2045	**	5	\$3,200		
Metal Louvers	5%			2038	**	10	\$1,100		
Parapets									
Concrete Masonry Unit	30%			LIFE	**	5-10	\$14,200		
Masonry: Brick	35%	Now	\$3,700	LIFE	**	5	\$3,000		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Base Flashing Loose On The South Wall</i>									
Metal Panel	5%			2049	**	5	\$1,700		
Metal Rail	5%			2042	**	5-10	\$7,800		
Pre-Cast Concrete	5%			LIFE	**	5	\$5,400		
Stucco Cement	20%			2042	**	5	\$4,500		
Roof									
IRMA/Protected Membrane	65%	Now	\$12,700	2034	**				
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lower Roof Adjacent To Generator And Skylight Gutter</i>									
Sloped Glazing	35%	Now	\$100,700	LIFE	**	5	\$536,800		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations At Exterior Skylight Gutter</i>									
Soffits									
Stucco Cement	100%			2042	**	5			

Interior

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING

Asset # : 13727

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2028	\$83,800	3	\$9,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Auditorium</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$67,200	
Ceramic Tile	5%			2038	**	5	\$15,400	
Granite Panels	25%			LIFE	**	5	\$115,200	
Sheet Vinyl/Rubber	20%	4+	\$39,000	2034	**	5	\$46,100	
	<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Balconies</i>							
Traffic Topping	5%			2034	**	5	\$19,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Refers To Epoxy Paint With Sand</i>							
Vinyl Tile	38%			2034	**	3	\$43,800	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**	10	\$13,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : Wall Location</i>							
Ceramic Tile	5%			2038	**	5	\$13,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,600	
Glass: Single Pane	2%			LIFE	**	5	\$8,000	
Gypsum Board	79%	Now	\$18,600	LIFE	**	5	\$125,800	
	<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various Walls Located Below Skylight Base</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various Walls Located Below Skylight Base</i>							
Masonry: Brick	5%			LIFE	**	10	\$4,000	
Wood	2%			LIFE	**	5	\$42,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Auditorium</i>							

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING

Asset # : 13727

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$92,200	
Exposed Concrete	15%			LIFE	**	5-10	\$57,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Space</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	30%			LIFE	**	10	\$184,300	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Entrance Lobby</i>								
<i>Explanation : Space Frame</i>								
Gypsum Board	20%			LIFE	**	5-10	\$211,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	\$1,400	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northwest Corner Of Building</i>								
Pavers/Stone	10%			2038	**			
On-Site Walkways								
Cast in Place Concrete	10%			2042	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	80%			2038	**			
Parking/Driveway								
Asphalt	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4000 Ampere For Services A, B, C And D</i>								
Transformers								
Dry Type	100%			2042	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Locations</i>								
<i>Explanation : Five 50 Kilowatt Ampere Transformers</i>								

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Asset # : 13727

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2049	**	5	\$300	
Molded Case Bkrs	70%			2049	**	5	\$3,800	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$500	
Molded Case Bkrs	90%			2045	**	5	\$4,900	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$300	
Motor Control Center	50%			2042	**	5	\$2,800	
Variable Frequency Drive	30%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,100	
Stand-by Power								
Transfer Switches								
Automatic	90%			2042	**	1	\$57,300	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 8 Units For The Building</i>					
Automatic	10%			2042	**	1	\$6,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 2 Units For Fire Pump</i>					
Generators								
Diesel	100%	4+	\$7,500	2038	**	1	\$72,100	
			<i>Enclosure Corroded, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Corroded Exhaust In Penthouse</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : One 1000 Kilowatt</i>					
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$7,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 200 Kilowatt Load Bank Present</i>					

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**HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING**

Asset # : 13727

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$19,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Penthouse</i>						
		<i>Explanation : One 250 Gallon</i>						
Main Tank	50%			2044	**	5	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 15,000 Gallons Shared With Building Z</i>						
Lighting								
Interior Lighting								
Fluorescent	97%			2034	**	10	\$184,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
HID	1%	4+	\$100	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working In 4th Floor Waiting Area</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Atrium</i>						
		<i>Explanation : 4th Floor Canopy And Waiting Area</i>						
Incandescent	1%	4+	\$700	2034	**	2		
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working In 4th Floor Waiting Area</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4th Floor Waiting Area</i>						
		<i>Explanation : Halogen Lights Observed</i>						
LED	1%			2034	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	5%			2057	**	1		
Exit, Service	45%			2034	**	1		
Exterior Lighting								
HID	100%	4+	\$16,700	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working For Roof Lighting</i>						
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	\$334,700	1	\$38,700	

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$1,145,800

1-3

\$65,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Building 9th Floor**Explanation : Alarm Control System Located At Main Building*

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

Heating

Energy Source

Utility Steam

100%

2049

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

20%

2038

* *

1

\$20,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Serves Perimeter Heat*

Pres. Reducing Valve/LP Steam

80%

2038

* *

5

\$9,800

Distribution

Hot Wtr Piping/Pump

20%

2045

* *

4

\$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Serves Perimeter Heat*

Central Plant Steam Piping/Pmp

80%

2049

* *

4

\$12,200

Terminal Devices

Air Handler

80%

2034

* *

1

\$102,400

Convactor/Radiator

20%

2042

* *

1

\$13,400

Air Conditioning

Energy Source

Electricity

2%

2045

* *

1

No Component

98%

Conversion Equipment

Exterior Pkg Unit - Cooling

2%

2034

* *

2

\$300

*Other Observation, Extent : Light, Area Affected : 2%**Location : Roof**Explanation : Split Units*

No Component

98%

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL AMBULATORY CARE BUILDING

Asset # : 13727

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$10,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building H</i>								
<i>Explanation : Chilled Water From Adjacent Building</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$128,000
Heat Rejection								
	Dry Cooler	2%			2029	\$500	2	\$2,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-22</i>								
	No Component	98%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,800
Exhaust Fans								
	Interior	40%	Now	\$5,900	2034	**	2	\$2,000
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
	Roof	60%			2034	**	2	\$3,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$30,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$4,400
Backflow Preventer								
	Generic	100%			2034	**	1	\$12,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Three Units From Basement To 4th Floor, Three Units From Ground To 4th Floor</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$104,400

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING
Asset # : 13727

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2049	* *	1-2	\$58,000
Fire Pump	Generic	100%			2038	* *	1	\$38,700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL BLDG A
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.020 / 71 **Yr Built/Renovated** : 1940 / 2013
Area Sq Ft : 325,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,7,8,9,ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,169,900	\$1,055,900
Interior Architecture	\$841,500	\$1,181,800
Electrical	\$514,000	\$3,592,100
Mechanical	\$147,900	\$4,772,100
Total	\$4,673,200	\$10,601,900
Importance Code A	\$3,169,900	\$1,128,600
Importance Code B	\$1,024,800	\$9,275,700
Importance Code C	\$478,500	\$197,600
Total	\$4,673,200	\$10,601,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$32,600		\$9,000	\$5,200
Interior Architecture	\$149,700		\$43,000	\$48,700
Electrical	\$30,900	\$20,300	\$22,700	\$23,900
Mechanical	\$42,300	\$43,200	\$42,600	\$47,900
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$294,900	\$103,000	\$156,800	\$165,200
Importance Code A	\$38,600	\$6,200	\$18,200	\$12,200
Importance Code B	\$200,900	\$96,800	\$138,600	\$137,300
Importance Code C	\$55,400			\$15,700
Total	\$294,900	\$103,000	\$156,800	\$165,200



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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$976,100	LIFE	**	5	\$302,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Courtyard</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%	0-2	\$58,900	LIFE	**	5	\$17,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$34,900	
Metal Panel	20%			2049	**	5-10	\$640,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Panel</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$151,300	
Windows								
Aluminum	98%	Now	\$669,700	2045	**	5	\$37,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Bronze/Brass	2%	Now	\$142,300	2037	**	5	\$4,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chapels</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chapels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chapels</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chapels 2nd Floor</i>								
<i>Explanation : Stained Glass Windows</i>								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$40,400	LIFE	**	5	\$6,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, East Facade, West Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$3,400	2049	**	5	\$800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2042	**	5-10	\$14,800	
Roof								
Copper/Terne	5%	0-2	\$9,000	2044	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Fascia Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%	Now	\$45,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	10%			2039	**	10	\$16,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
Roll Roofing	5%			2028	\$27,500	5	\$10,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads Over Main Roof</i>								
<i>Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads</i>								
Single Ply Membrane	55%	Now	\$1,161,500	2039	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2025	\$514,500	3	\$75,400	
Ceramic Tile	5%			2038	**	5	\$18,900	
Granite Panels	5%			LIFE	**	5	\$28,300	
Sheet Vinyl/Rubber	15%			2034	**	5	\$84,800	
Terrazzo	20%	Now	\$187,400	LIFE	**	5	\$58,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At All Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs</i>								
Traffic Topping	5%	Now	\$25,000	2029	\$250,000	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Vinyl Tile	10%			2029	\$500,300	3	\$18,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Corridors</i>								
Vinyl Tile	30%			2034	**	3	\$42,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$31,500	
Concrete Masonry Unit	5%	4+	\$14,900	LIFE	**	5	\$12,600	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%	0-2	\$27,900	LIFE	**	5	\$75,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	10	\$12,600	
Plaster	38%	Now	\$102,500	LIFE	**	5	\$71,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chapels, Penthouse And Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$325,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations At The Basement Level</i>								
Wood	2%			LIFE	**	5	\$100,700	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$28,800	
AcousTileSusp.Lay-In	20%			2042	**	5	\$57,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$74,400	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$49,600	
Plaster	50%	Now	\$101,200	LIFE	**	5	\$90,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chapels And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Located At Areaways</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	60%			2055	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>								
Air Circuit Breaker	40%			2055	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2046	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closet</i>								
<i>Explanation : Two 300 Kilo-volt-ampere And Eight Different Ratings In Kilo-volt-ampere 480 High Voltage - 208/120 Low Voltage</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	**	5	\$8,600	
Raceway								
Conduit	80%			2029	\$333,600	1		
Conduit	20%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2051	**	5	\$400	
Fused Disc Sw	5%			2028	\$19,200	5	\$400	
Molded Case Bkrs	80%			2028	\$306,800	5	\$6,900	
Molded Case Bkrs	10%			2051	**	5	\$900	
Wiring								
Braided Cloth	80%	2-4	\$514,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2029	\$64,200	1		
Thermoplastic	10%			2055	**	1		
Motor Controllers								
Locally Mounted	30%			2027	\$239,900	5	\$700	
Motor Control Center	60%			2027	\$454,400	5	\$5,300	
Variable Frequency Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$100,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closet</i>								
<i>Explanation : 6- Units With Different Ratings</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2034	**	10	\$196,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$23,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, LED	20%			2064	**	1		
Exit, Service	20%			2034	**	1		
Exterior Lighting								
HID	70%			2024	\$918,900	10	\$700	
LED	30%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$315,500	1	\$36,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 150 CCTV Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	20%			2024	\$720,000	1-3	\$41,300	
Generic, Digital	10%			2034	**	1-3	\$20,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%	4+	\$1,500	2025	\$72,600	1	\$22,400	
<i>Other Observation, Extent : Severe, Area Affected : 33%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Deteriorating Insulation</i>								
Heat Exchanger, Plate & Frame	30%			2032	**	1	\$37,400	
Pres. Reducing Valve/LP Steam	40%			2032	**	5	\$6,000	
Pres. Reducing Valve/LP Steam	10%			2038	**	5	\$1,500	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2028	\$196,600	4	\$9,300	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	15%			2045	**	4	\$2,800	
Central Plant Steam Piping/Pmp	25%	0-2	\$53,400	2029	\$1,067,200	4	\$3,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Central Plant Steam Piping/Pmp	10%			2049	**	4	\$1,900	
Terminal Devices								
Air Handler	25%			2034	**	1	\$39,000	
Convactor/Radiator	70%	Now	\$94,500	2027	\$945,200	1	\$51,300	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Convactor/Radiator	5%			2046	**	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2038	**	1	\$40,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof/ Serves 8th And 9th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors</i>								
Split Unit	10%			2034	**			
Window/Wall Unit	75%			2024	\$394,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2049	**	4	\$2,800	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2034	**	1	\$23,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$33,400	
No Component	85%							

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG A
Asset # : 71

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	10%			2029	\$89,700	2	\$800	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$1,880,100	1		
HW Heat Exchanger								
Steam Fired	100%			2055	**	4	\$24,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Steam Instantaneous Water Heaters</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Rating</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>						
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$6,900	
Sewage Ejector(s)								
Compressed Air	100%			2029	\$60,700	4	\$4,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 8th Floor</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$127,000	
Sprinkler								
No Component	80%							
Generic	20%			2049	**	1-2	\$14,100	
Fire Pump								
Generic	100%			2038	**	1	\$47,100	
Chemical System								
Generic	100%			2024	\$27,900	1-3	\$4,000	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL BLDG C - D
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.010 / 70 **Yr Built/Renovated** : 1938 / 2013
Area Sq Ft : 224,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,8,9,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,474,200	\$367,700
Interior Architecture	\$688,100	\$1,882,600
Electrical	\$410,900	\$2,166,000
Mechanical		\$5,481,300
Total	\$2,573,200	\$9,897,700
Importance Code A	\$1,474,200	\$561,500
Importance Code B	\$906,700	\$9,246,000
Importance Code C	\$192,200	\$90,200
Total	\$2,573,200	\$9,897,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,700			
Interior Architecture	\$157,600		\$29,700	\$39,000
Electrical	\$20,700	\$14,000	\$15,400	\$15,800
Mechanical	\$28,800	\$38,700	\$30,600	\$27,100
Site Enclosure	\$4,100			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$272,500	\$88,200	\$111,200	\$117,400
Importance Code A	\$32,900	\$6,600	\$9,300	\$6,600
Importance Code B	\$126,600	\$81,600	\$92,800	\$110,700
Importance Code C	\$113,100		\$9,100	
Total	\$272,500	\$88,200	\$111,200	\$117,400



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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$141,400	
Masonry: Brick	80%	Now	\$729,800	LIFE	**	5	\$226,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%	Now	\$89,400	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 3%</i>								
<i>Location : South Facade Base And Various Other Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$165,200	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Metal Panel	5%			2049	**	5-10	\$97,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Panel</i>								
Windows								
Aluminum	100%			2045	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$79,600	LIFE	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At 6th And 7th Floor Roofs And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$125,000	LIFE	**	5	\$20,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$4,900	2049	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Copings</i>								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	10%			2044	**	10	\$20,500		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Upper Roof</i>									
<i>Explanation : Snow Guards Damaged</i>									
Modified Bitumen	90%	Now	\$214,500	2034	**				
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Upper Roof, East Side Lower Roof</i>									
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Lower Roof</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Carpet	10%	0-2	\$25,000	2025	\$500,800	3	\$55,100		
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	10%	Now	\$8,200	LIFE	**	5	\$80,300		
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Water Main Supply Room</i>									
Ceramic Tile	5%			2032	**	5	\$18,400		
Terrazzo	5%	Now	\$123,100	LIFE	**	5	\$14,300		
<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>									
<i>Location : Various Locations Throughout Corridors</i>									
Vinyl Tile	25%			2034	**	3	\$34,400		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 6th Floor Administrative Space</i>									
<i>Explanation : High Impact Resistant Vinyl With Wood Grain Finish</i>									
Vinyl Tile	45%	4+	\$75,100	2029	\$1,501,100	3	\$61,900		
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$24,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Room, Basement</i>								
Ceramic Tile	5%			2032	**	5	\$18,100	
Concrete Masonry Unit	5%	Now	\$21,500	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%			LIFE	**	5-10	\$123,200	
Granite Panels	5%			LIFE	**	10	\$7,200	
Plaster	43%	Now	\$26,700	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse Wall</i>								
SGFT/Glazed Masonry	15%	Now	\$112,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	2%			LIFE	**	5	\$58,000	
Ceilings								
AcousTile,Adhered	50%	0-2	\$91,200	2042	**	5	\$91,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%			2034	**	5	\$73,400	
Exposed Concrete	5%	Now	\$126,200	LIFE	**	5	\$2,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 8%</i>								
<i>Location : Various Areas On Basement Ceiling</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Corridors</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridors</i>								
Gypsum Board	10%			LIFE	**	5-10	\$126,200	
Plaster	15%	Now	\$15,400	LIFE	**	5	\$34,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								

Site Enclosure

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Picket	45%	Now	\$1,600	2039		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate On South Side</i>								
Chain Link	15%			2049		**		
Iron Picket	40%	Now	\$2,500	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along 1st Avenue</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along 1st Avenue</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along 1st Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	25%			2042		**		
Pavers/Stone	75%			2032		**		
Activity Yard								
Rubber Matting	100%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055		**	5	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Two 3000 Ampere And Two 1600 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	10%			2046		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Kilo-volt-ampere, 480 High Voltage - 208/120 Low Voltage</i>								
Dry Type	90%			2042		**	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor And Electrical Closets</i>								
<i>Explanation : 12 Different Ratings In Kilo-volt-ampere, 480 High Voltage - 208/120 Low Voltage</i>								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	**	5	\$5,900
Raceway								
	Busway	10%			2046	**	1	
	Conduit	70%			2029	\$291,900	1	
	Conduit	20%			2055	**	1	
Panelboards								
	Fused Disc Sw	5%			2051	**	5	\$300
	Fused Disc Sw	5%			2051	**	5	\$300
	Fused Toggle Switch	15%	2-4	\$57,500	2054	**	5	\$400
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closets Throughout The Building</i>								
	Molded Case Bkrs	15%			2051	**	5	\$900
	Molded Case Bkrs	60%			2028	\$230,100	5	\$3,500
Wiring								
	Braided Cloth	55%	2-4	\$353,300	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Busway	5%			2042	**	1	
	Thermoplastic	30%			2029	\$192,700	1	
	Thermoplastic	10%			2055	**	1	
Motor Controllers								
	Locally Mounted	30%			2027	\$239,900	5	\$500
	Locally Mounted	10%			2046	**	5	\$200
	Motor Control Center	40%			2027	\$303,000	5	\$2,400
	Variable Frequency Drive	20%			2046	**		
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$3,300
	Generic	50%			LIFE	**	5	\$3,300
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$68,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : 4 Units</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	65%			2034	**	10	\$133,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2037	**	10	\$41,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2037	**	10	\$20,500	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2037	**			
Egress Lighting								
Emergency, Service	40%			2034	**	1		
Emergency, Service	20%			2037	**	1		
Exit, LED	10%			2064	**	1		
Exit, Service	20%			2034	**	1		
Exit, Service	10%			2024		1	\$8,000	
Exterior Lighting								
HID	50%			2034	**	10	\$300	
LED	50%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2029		1	\$25,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 100 CCTV Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	20%			2024	\$496,000	1-3	\$28,400	
Generic, Digital	10%			2034	**	1-3	\$13,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	98%			2039	**	1		
Electricity	2%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>						

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2025	\$193,800	1	\$66,500	
Pres. Reducing Valve/LP Steam	40%			2032	**	5	\$5,300	
Distribution								
Hot Wtr Piping/Pump	60%			2028	\$209,700	4	\$9,900	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Hot Water Piping Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	10%			2045	**	4	\$1,700	
Central Plant Steam Piping/Pmp	20%			2029	\$759,100	4	\$3,300	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Beyond The Mechanical Room Are Beyond Useful Life Cycle Rating</i>								
Central Plant Steam Piping/Pmp	10%			2049	**	4	\$1,700	
Terminal Devices								
Air Handler	15%			2034	**	1	\$20,800	
Convactor/Radiator	85%			2027	\$1,020,500	1	\$61,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2028	\$677,900	1		
Conversion Equipment								
Centrifugal, Elec Chiller	5%			2032	**	1	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side By Parking Lot</i>								
<i>Explanation : Serves Telecommunications</i>								
Int Pkg Unit - Heating/Cooling Window/Wall Unit	5%			2030	**	2	\$700	
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2049	**	4	\$2,500	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2024	\$377,300	1	\$20,800	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$1,671,700	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating</i>								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG C - D
Asset # : 70

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Beyond Useful Life Cycle Rating</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>								
	Sump Pump(s) Non-Submersible	100%			2034	**	4	\$4,700
	Sewage Ejector(s) Electric	100%			2029	\$64,600	4	\$13,400
	Backflow Preventer Generic	100%			2029	\$57,000	1	\$13,700
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2039	**	1-5	\$112,900
	Sprinkler No Component Generic	60% 40%			2049	**	1-2	\$25,100

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL BLDG H
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.040 / 73 **Yr Built/Renovated** : 1973 / 2013
Area Sq Ft : 1,520,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,12,13,14,21,22,23,Ph
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$7,801,800	\$1,860,300
Interior Architecture	\$7,957,800	\$35,073,000
Electrical	\$1,329,400	\$15,489,900
Mechanical	\$6,519,800	\$60,526,000
Site Pavements	\$119,000	
Total	\$23,727,800	\$112,949,300
Importance Code A	\$7,848,400	\$1,906,900
Importance Code B	\$13,864,200	\$109,633,200
Importance Code C	\$2,015,300	\$1,409,200
Total	\$23,727,800	\$112,949,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,400			
Interior Architecture	\$59,900		\$59,900	\$104,800
Electrical	\$231,200	\$154,600	\$166,500	\$168,100
Mechanical	\$488,700	\$484,700	\$866,500	\$510,500
Site Enclosure	\$700			
Site Pavements	\$34,500			
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,349,700	\$1,138,700	\$1,592,300	\$1,282,800
Importance Code A	\$44,300	\$1,600	\$1,600	\$1,600
Importance Code B	\$1,270,900	\$1,137,200	\$1,590,700	\$1,281,200
Importance Code C	\$34,500			
Total	\$1,349,700	\$1,138,700	\$1,592,300	\$1,282,800



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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	3%	0-2	\$39,300	LIFE	**	5	\$12,200	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Metal Panel	2%	Now	\$6,200	2049	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
Pre-Cast Concrete	93%	Now	\$1,333,800	LIFE	**	5	\$1,226,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Window Wall	2%	Now	\$8,300	2049	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
Windows								
Aluminum	73%	Now	\$6,092,300	2054	**	5	\$226,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
Aluminum	27%			2054	**	5	\$167,700	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Metal Rail	2%	Now	\$400	2034	**	5	\$2,200	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	98%	0-2	\$11,500	LIFE	**	5	\$94,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Four Corners At Upper Roof</i>							
Roof								
IRMA/Protected Membrane	75%	Now	\$115,500	2034	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Areas Throughout Between Concrete Block Ballast</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
Modified Bitumen	5%			2034	**	10	\$9,000	
Skylight, Metal/Glass	5%	Now	\$142,600	2049	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 4 Units</i>							
Traffic Topping	15%	Now	\$8,800	2034	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Soffits								
Pre-Cast Concrete	100%	Now	\$78,500	LIFE	**	5	\$144,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Interior								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2025	\$1,633,700	3	\$239,500	
Cast in Place Concrete	10%	0-2	\$53,200	LIFE	**	5	\$523,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
Ceramic Tile	5%	0-2	\$124,000	2038	**	5	\$59,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	40%	0-2	\$1,519,200	2029	\$30,384,300	5	\$718,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Slate	3%			LIFE	**	5	\$152,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Grout Joints Eroding</i>								
Vinyl Tile	20%			2034	**	3	\$179,600	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 16th Floor And Elevator Core Areas Throughout</i>								
<i>Explanation : This Tile Is A Quartz/ Natural Stone Composite Material</i>								
Vinyl Tile	15%	Now	\$326,500	2034	**	3	\$134,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			2057	**	5	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Indoor Inmate/ Psychiatric Basketball Court Area</i>								
<i>Explanation : Refers To Oak Flooring</i>								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$152,700	
Concrete Masonry Unit	10%	Now	\$362,500	LIFE	**	5	\$122,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Fire Pump Room In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Penthouse, Water Tank Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
Glass: Single Pane	5%			LIFE	**	5	\$229,000	
Gypsum Board	15%	0-2	\$40,600	LIFE	**	5	\$274,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Plaster	63%			LIFE	**	5-10	\$1,635,200	
Wood	2%			LIFE	**	5	\$488,600	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$595,000	2049	**	5	\$299,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$119,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Elevator Lobby And Corridors</i>								
Exposed Concrete	5%	Now	\$205,900	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead, Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead, Loading Dock</i>								
Exposed Struc: Steel	5%	Now	\$1,347,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	20%	Now	\$517,800	LIFE	**	5	\$598,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	0-2	\$854,900	LIFE	**	5	\$598,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$336,000	LIFE	**	5	\$299,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 23rd Floor, Lobby, Library</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$700	2064	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
<hr/>								
On-Site Walkways								
Cast in Place Concrete	50%			2042	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Pavers/Stone	50%	Now	\$119,000	2032	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Parking/Driveway								
Asphalt	100%	4+	\$34,500	2038	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : South Side Of Building</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Loading Dock</i>							
	<i>Explanation : Trench Drain Cover Damaged</i>							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	5	\$7,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 13th Floor Electrical Room</i>							
	<i>Explanation : Five 4000 Ampere Main Disconnect Switches</i>							
<hr/>								
Transformers								
Dry Type	100%			2042	**	5	\$5,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room On Each Floor</i>							
	<i>Explanation : Two 300 Kva, Two 150 Kva, One 112.5 Kva And One 45 Kva</i>							
	<i>480hv-208/120lv - Each Electrical Closet Per Floor</i>							
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2055	**	5	\$5,900	
Molded Case Bkrs	25%			2055	**	5	\$10,000	
<hr/>								
Raceway								
Busway	10%			2049	**	1		
Conduit	50%			2029	\$834,100	1		
Conduit	25%			2049	**	1		
Conduit	15%			2055	**	1		

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2028	\$77,500	5	\$1,700
	Fused Disc Sw	5%			2051	**	5	\$1,700
	Molded Case Bkrs	25%			2051	**	5	\$10,000
	Molded Case Bkrs	65%			2028	\$1,007,400	5	\$26,000
Wiring								
	Braided Cloth	50%	2-4	\$1,284,900	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Busway	5%			2027	\$128,500	1	
	Thermoplastic	20%			2029	\$514,000	1	
	Thermoplastic	25%			2055	**	1	
Motor Controllers								
	Locally Mounted	25%			2027		5	\$2,600
	Locally Mounted	10%			2046	**	5	\$1,000
	Motor Control Center	55%			2027	\$1,666,200	5	\$22,800
	Variable Frequency Drive	10%			2046	**		
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$22,300
	Generic	50%			LIFE	**	5	\$22,300
Stand-by Power								
Transfer Switches								
	Automatic	80%			2046	**	1	\$374,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 13th Floor Electrical Room And Electrical Closets</i>							
	<i>Explanation : 55- Units With Different Ratings</i>							
	Automatic	20%			2042	**	1	\$93,600
Generators								
	Diesel	20%			2038	**	1	\$117,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room - 13th Floor</i>							
	<i>Explanation : One 600 Kilowatts</i>							
	Diesel	80%			2042	**	1	\$471,000
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : 13th Floor Generator Room</i>							
	<i>Explanation : Four 750 Kilowatts</i>							
Batteries								
	Lead/Acid	80%			2024	\$1,300	5	\$45,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room - 13th Floor</i>							
	<i>Explanation : One Battery Per Generator</i>							
	Lead/Acid	20%			2023	\$300	5	\$11,300

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	30%			2051	**	5	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gallon Per Generator</i>								
Day Tank	10%			2045	**	5	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gallon</i>								
Main Tank	60%			2044	**	5	\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	53%			2034	**	10	\$777,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$146,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2037	**	10	\$440,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$73,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$1,000	
Egress Lighting								
Emergency, Service	20%			2037	**	1		
Emergency, Service	40%			2034	**	1		
Exit, LED	15%			2064	**	1		
Exit, Service	20%			2034	**	1		
Exit, Service	5%			2024		1	\$28,500	
Exterior Lighting								
HID	80%			2029	\$4,909,900	10	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter</i>								
<i>Explanation : Recessed And Wall Mounted</i>								
LED	20%			2037	**			

Alarm

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

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

Alarm

Security System

No Component

70%

Generic

30%

2029

\$1,475,000

1

\$170,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : 450 CCTV Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Analog

20%

2024

\$3,366,300

1-3

\$193,100

Generic, Digital

10%

2034

**

1-3

\$93,700

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

Heating

Energy Source

Utility Steam

98%

2039

**

1

Electricity

2%

2039

**

1

*Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Unreliable Operation*

Conversion Equipment

Hot Water Boiler

2%

Now

\$4,900

2034

**

1

\$14,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : 13th Floor, 3 Of 4 Boilers Have Defective Heating Elements.**Explanation : 4 Hot Water Boilers For Emergency Use*

Pres. Reducing

98%

2032

**

5

\$93,100

Valve/LP Steam

Distribution

Hot Wtr Piping/Pump

50%

Now

\$124,800

2028

\$1,248,400

4

\$39,400

*Insul. Deteriorating, Extent : Severe, Area Affected : 20%**Location : Hot Water Piping And Pumping Systems Are Approaching End Of Their Useful Life Cycle*

Central Plant Steam

50%

Now

\$1,355,600

2029

\$13,555,700

4

\$39,400

Piping/Pmp

*Insul. Deteriorating, Extent : Severe, Area Affected : 60%**Location : Steam And Condensate Piping System Are Approaching End Of Their Useful Life Cycle*

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	70%	0-2	\$788,400	2024	\$15,767,500	1	\$623,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor Mechanical Equipment Room</i>								
<i>Explanation : Deteriorating Pipe Insulation, Deteriorating Cooling And Heating Coil</i>								
Air Handler	10%			2034	**	1	\$99,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Several Newer Units In Place</i>								
Convector/Radiator	10%			2034	**	1	\$51,700	
Fan Coil Unit/Heat	10%			2029	\$2,399,000	1	\$51,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
Air Conditioning								
Energy Source								
District Chilled Water	25%			2039	**	1		
Electricity	75%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2032	**	1	\$1,212,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 3 Electric Chillers</i>								
Centrifugal, Compressor Turbine	25%			2032	**	1	\$432,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 1 Steam Driven Chiller</i>								
Interior Pkg Unit - Cooling	5%			2027	\$2,994,700	2	\$4,900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$97,700	2039	**	4	\$78,900	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Mechanical Room</i>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2024	\$5,389,700	1	\$296,800	
Induction Unit	70%			2024	\$6,664,000	1	\$361,700	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	97%	Now	\$2,948,300	2027	\$5,896,700	2	\$1,249,600	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Severe Pan Leaks</i>								
Water Cooling Tower	3%			2034	**	2	\$48,300	
<i>Recent Installation, Extent : Light, Area Affected : 3%</i>								
<i>Location : 22nd Floor</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,412,700	
Exhaust Fans								
Interior	60%			2024	\$3,419,500	2	\$29,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Interior	40%			2034	**	2	\$19,600	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2039	**	1		
Galvanized Steel	25%	Now	\$175,700	2027	\$1,757,200	1		
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Ground Floor, Floors 7, 19, 20 And 21</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle</i>								
Water Heater								
Electric	4%			2024	\$56,400	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : For Emergency Use</i>								
No Component	96%							
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$158,200	
Sanitary Piping								
Cast Iron	100%	0-2	\$586,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$232,100	4	\$48,200	
Sewage Ejector(s)								
Compressed Air	100%			2029	\$283,700	4	\$23,000	
Backflow Preventer								
Generic	100%			2034	**	1	\$98,000	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG H
Asset # : 73

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2- Ground Fl To Fl 3, 2- Basement To Fl 6, 4- Basement To Fl 21, 1- Basement To Fl 22, 2- Fl 18 To Fl 23, 1- Basement To Fl 23, 5- Fl 10 To Fl 21, 5- Basement To Fl 21</i>								
<i>Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle</i>								
Fire Suppression	Standpipe							
	Generic	100%			2039		**	1-5 \$806,800
	Sprinkler							
	No Component	35%						
	Generic	65%			2049		**	1-2 \$291,300
	Fire Pump							
	Generic	100%			2038		**	1 \$298,800
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : There Is No Onsite Cooking</i>								

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL BLDG I - K
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.050 / 74 **Yr Built/Renovated** : 1916 / 2013
Area Sq Ft : 25,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$65,900	\$88,600
Interior Architecture	\$891,200	\$101,100
Electrical		\$83,000
Mechanical		\$186,600
Total	\$957,200	\$459,300
Importance Code A	\$65,900	\$88,600
Importance Code B	\$812,900	\$370,700
Importance Code C	\$78,300	
Total	\$957,200	\$459,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$17,600			
Electrical	\$800	\$1,100	\$700	\$800
Mechanical		\$100		\$400
Total	\$18,500	\$1,200	\$700	\$1,200
Importance Code A				
Importance Code B	\$7,300	\$1,200	\$700	\$1,200
Importance Code C	\$11,200			
Total	\$18,500	\$1,200	\$700	\$1,200



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG I - K
Asset # : 74

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	5%			2049	**	5-10	\$10,500		
No Component	95%								
Parapets									
Metal Panel	5%			2049	**	5	\$3,000		
Metal: Cage/Fence	95%			2042	**	5-10	\$113,000		
Roof									
Modified Bitumen	100%			2034	**	10	\$41,500		
Interior									
Floors									
Cast in Place Concrete	95%	Now	\$51,400	LIFE	**	5	\$101,100		
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 75%</i>						
			<i>Location : Various Locations Throughout</i>						
Traffic Topping	5%	Now	\$6,400	2029	\$32,200	5	\$1,500		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>						
			<i>Location : Throughout</i>						
Interior Walls									
Concrete Masonry Unit	20%	Now	\$11,200	LIFE	**	5	\$1,900		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
			<i>Location : Throughout</i>						
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>						
			<i>Location : Throughout</i>						
Masonry: Brick	80%	Now	\$78,300	LIFE	**				
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>						
			<i>Location : Various Locations Throughout</i>						
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>						
			<i>Location : Various Locations Throughout</i>						
Ceilings									
Masonry: Infill Arch	100%	Now	\$761,500	LIFE	**				
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>						
			<i>Location : Throughout</i>						
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>						
			<i>Location : Throughout</i>						
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>						
			<i>Location : Throughout</i>						
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Throughout</i>						
			<i>Explanation : Terracotta Masonry</i>						
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG I - K
Asset # : 74

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$100	
Molded Case Bkrs	90%			2051	**	5	\$600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$22,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$83,000	1-3	\$4,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2029	\$8,800	1		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$186,600	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2039	**	4	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Large Storage Area</i>								
Fire Suppression								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG I - K
Asset # : 74

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2049	* *	1-2	\$700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL BLDG Z
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.120 / 1006 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 1,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 07-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$78,200
Total		\$78,200
Importance Code B		\$78,200
Total		\$78,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,800		\$1,100	
Interior Architecture	\$3,000			
Electrical	\$2,100	\$1,800	\$200	\$300
Mechanical	\$100	\$100	\$100	\$100
Site Pavements	\$3,000			
Total	\$24,900	\$1,900	\$1,400	\$400
Importance Code A	\$16,800		\$1,100	
Importance Code B	\$4,700	\$1,900	\$300	\$400
Importance Code C	\$3,400			
Total	\$24,900	\$1,900	\$1,400	\$400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG Z
Asset # : 1006

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	\$4,700	LIFE	**	5	\$7,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : East Wall</i>								
Windows								
Metal Louvers	100%			2032	**	10	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Lower Roof</i>								
Masonry: Brick	20%			LIFE	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Lower Roof</i>								
Metal Rail	5%			2034	**	5-10		
No Component	65%							
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	100%	Now	\$12,100	LIFE	**	5	\$5,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$400	LIFE	**	5	\$4,200	
<i>Horizontal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Adjacent To The Generator Mounts</i>								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$400	LIFE	**	5	\$100	
<i>Vertical Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Building Entrance Wall</i>								
Ceilings								
Exposed Concrete	100%			LIFE	**	5-10	\$2,400	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2039	**			
Iron Picket	60%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Driveway Gate</i>								
<i>Explanation : This Is Actually A Galvanized Steel Fence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG Z
Asset # : 1006

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,000	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : By Entrance</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2034		**		
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2039		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2034		**	5	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 225 Kilovolt Ampere Step Down Transformers</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$26,100	5	\$100	
Raceway								
Conduit	100%			2029	\$4,000	1		
Panelboards								
Fused Disc Sw	10%			2028	\$800	5		
Molded Case Bkrs	90%			2028	\$7,200	5		
Wiring								
Thermoplastic	100%			2029	\$8,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$7,700	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$9,500	1	\$600	
Generators								
Diesel	100%			2025	\$78,200	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 600 Kilowatt</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$400	

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG Z
Asset # : 1006

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	50%			2028	\$100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons</i>								
Main Tank	50%			2032	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	95%			2024	\$4,200	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2024	\$500	2		
Egress Lighting								
Emergency, Service	50%			2024	\$500	1		
Exit, Service	50%			2024	\$300	1		
Exterior Lighting								
HID	50%			2024	\$3,800	10		
No Component	50%							
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2024	\$10,500	1-3	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Served From The Ambulatory Building</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2049	**	1		
Terminal Devices								
Fan Coil Unit/Heat	100%			2029	\$28,500	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Unit Heaters</i>								
Ventilation								
Exhaust Fans Wall Unit	100%			2029	\$700	2	\$100	
Plumbing								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL BLDG Z
Asset # : 1006

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	1%			2039	**	1		
	No Component	99%							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.
Address : 462 FIRST AVENUE AT 27TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 2013
Area Sq Ft : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$561,000	\$180,700
Interior Architecture	\$107,100	\$62,400
Electrical		\$268,600
Mechanical		\$844,300
Total	\$668,200	\$1,356,100
Importance Code A	\$561,000	\$180,700
Importance Code B	\$107,100	\$1,175,400
Total	\$668,200	\$1,356,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,300			
Interior Architecture	\$37,500		\$36,500	\$10,500
Electrical	\$5,900	\$4,900	\$4,200	\$4,100
Mechanical	\$54,500	\$13,000	\$42,700	\$12,300
Site Pavements	\$6,500			
Total	\$118,800	\$17,900	\$83,400	\$26,900
Importance Code A	\$14,500		\$2,000	
Importance Code B	\$75,800	\$17,900	\$81,400	\$26,900
Importance Code C	\$28,500			
Total	\$118,800	\$17,900	\$83,400	\$26,900



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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Asset # : 72

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$39,900	LIFE	**	5	\$61,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Emergency Room Entrance Pier Support</i>									
Masonry: Granite	5%			LIFE	**	5	\$5,200		
Window Wall	5%	Now	\$3,500	2049	**	5	\$6,400		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Decontamination Room</i>									
Windows									
Aluminum	100%			2045	**	5	\$16,400		
Parapets									
Metal Panel	10%			2049	**	5	\$11,200		
No Component	90%								
Roof									
Modified Bitumen	90%	Now	\$465,400	2034	**				
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	2%			2049	**	10	\$11,900		
Skylight, Plastic	3%			2042	**	1			
Sloped Glazing	5%	Now	\$55,800	LIFE	**	5	\$118,800		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Soffits									
Exposed Struc: Steel	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$5,200	LIFE	**	5	\$20,600		
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>									
<i>Location : Various Locations Throughout</i>									
Ceramic Tile	3%			2038	**	5	\$2,800		
Quarry Tile	5%			2042	**	5	\$7,100		
Traffic Topping	5%			2029		5	\$62,400		
Vinyl Tile	77%	Now	\$65,900	2034	**	3	\$27,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Emergency Room</i>									
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout Emergency Room</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Throughout Emergency Room</i>									
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Emergency Room</i>									

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Asset # : 72

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Glass: Single Pane	3%			LIFE	**	5	\$1,000	
Gypsum Board	75%			LIFE	**	5-10	\$29,700	
Masonry: Brick	7%			LIFE	**	10	\$500	
Plaster	10%			LIFE	**	5-10	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2042	**	5	\$65,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Emergency Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Emergency Room</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$11,800	
Gypsum Board	20%			LIFE	**	5-10	\$64,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$3,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Emergency Room Entrance</i>								
Parking/Driveway								
Asphalt	100%	4+	\$2,800	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Ambulance Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	3	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : One 1000 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2046	**	3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : 3- 4160 pri-480/277sec</i>								
Feeders								
Busway	30%			2046	**	1		
Cable	70%			2051	**	1		

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Asset # : 72

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Raceway								
Conduit	90%			2055	**	1		
Tray	10%			2046	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	5	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : 4- 4000 Ampere Main Disconnect Switches Ground Floor</i>					
Transformers								
Dry Type	50%			2046	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Closets Throughout The Building</i>					
			<i>Explanation : 1- 75 Kilo-volt-ampere, 1- 30 Kilo-volt-ampere And 1- 45 Kilo-volt-ampere</i>					
Dry Type	50%			2046	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : 3- 300 Kilo-volt-ampere</i>					
Switchgear / Switchboard								
Fused Disc Sw	20%			2055	**	5	\$100	
Molded Case Bkrs	80%			2055	**	5	\$1,400	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$200	
Molded Case Bkrs	90%			2051	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	40%			2046	**	5	\$200	
Variable Frequency Drive	60%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$20,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : 6 Units</i>					
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.

Asset # : 72

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$54,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2037	**	10	\$6,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$63,500	1	\$7,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	20%			2024	\$145,000	1-3	\$8,300	
Generic, Digital	10%			2037	**	1-3	\$4,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$3,900	
Distribution								
Hot Wtr Piping/Pump	50%			2045	**	4	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Hot Water Serves Reheat Coils In The Ductwork And Radiators In Building F</i>								
Central Plant Steam Piping/Pmp	50%			2039	**	4	\$1,600	
Terminal Devices								
Air Handler	80%			2034	**	1	\$32,400	
Convactor/Radiator	20%			2034	**	1	\$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$106,500	

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

**HEALTH AND HOSPITALS CORP. - 819
BELLEVUE HOSPITAL EMERGENCY G BLDG. AND F BLDG.**

Asset # : 72

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Terminal Devices							
	Air Handler/Cool/Ht	100%		2029	\$735,400	1	\$40,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Packaged Equipment And Controls For Cooling Not Used - Chilled Water Coils Used For Cooling</i>					
	Heat Rejection							
	Dry Cooler	20%		2034	**	2	\$9,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Equipment No Longer In Use</i>					
	No Component	80%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$57,800	
	Exhaust Fans							
	Roof	100%		2029	\$108,900	2	\$2,000	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2039	**	1		
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2029	\$10,000	4	\$2,100	
	Sewage Ejector(s)							
	Electric	100%		2034	**	4	\$2,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
	Fixtures							
	Generic	100%						
Fire Suppression	Standpipe							
	Generic	100%		2049	**	1-5	\$33,000	
	Sprinkler							
	No Component	10%						
	Generic	90%		2049	**	1-2	\$16,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Emergency Building</i>					
			<i>Explanation : Sprinklers In Emergency Building Only</i>					

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : COLER MEMORIAL HOSPITAL BLDG A
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.010 / 83 **Yr Built/Renovated** : 1950 /
Area Sq Ft : 183,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,Pen
Block : 1373 **Lot** : 50 **BIN** : 1086492

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,981,900	\$466,100
Interior Architecture	\$1,840,300	\$842,800
Electrical	\$951,100	\$2,767,800
Mechanical	\$1,096,200	\$1,898,600
Total	\$6,869,500	\$5,975,300
Importance Code A	\$2,981,900	\$466,100
Importance Code B	\$3,770,400	\$5,468,200
Importance Code C	\$117,100	\$41,000
Total	\$6,869,500	\$5,975,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,700			
Interior Architecture	\$16,600	\$9,200		\$230,900
Electrical	\$8,000	\$9,300	\$47,400	\$7,700
Mechanical	\$56,400	\$32,000	\$125,000	\$33,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$112,300	\$74,200	\$196,000	\$295,500
Importance Code A	\$16,100	\$7,300	\$9,700	\$7,300
Importance Code B	\$96,300	\$66,900	\$186,300	\$288,300
Importance Code C				
Total	\$112,300	\$74,200	\$196,000	\$295,500



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

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,119,000	LIFE	**	5	\$347,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Window Lintels</i>								
<i>Repointing Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Window Lintels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Walls At Soffits, 3rd Floor Connecting Bridge</i>								
Windows								
Aluminum	100%	Now	\$1,862,800	2052	**	5	\$20,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$18,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapets Repointed And Reflashed Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	12%			2035	**	10	\$16,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2040	**	10	\$7,700	
Modified Bitumen	85%			2035	**	10	\$119,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2023	\$201,400	3	\$29,500	
Cast in Place Concrete	5%			LIFE	**	5	\$32,300	
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	25%			2027	\$670,800	3	\$27,700	
Vinyl Tile	25%			2035	**	3	\$36,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Floated Over Existing Floors</i>								
Vinyl Tile 9" X 9"	35%	Now	\$1,216,600	2037	**	3	\$38,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Tiles Adhered With Hot Black Mastic</i>								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$14,900	
Plaster	55%	Now	\$117,100	LIFE	**	5	\$41,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffits Above Window Heads</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTile,Adhered	15%	0-2	\$440,100	2047	**	5	\$22,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
AcousTileSusp.Lay-In	45%			2032	**	5	\$132,900	
Exposed Concrete	5%			LIFE	**	5	\$2,300	
Plaster	35%			LIFE	**	5	\$64,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 4000 Amperes Hpc Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$4,800	

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	85%			2027	\$177,200	1	
	Conduit	15%			2057	**	1	
Panelboards								
	Fused Disc Sw	5%			2052	**	5	\$200
	Fused Disc Sw	5%			2026	\$9,600	5	\$200
	Molded Case Bkrs	75%			2026	\$143,800	5	\$3,600
	Molded Case Bkrs	15%			2052	**	5	\$700
Wiring								
	Braided Cloth	65%	2-4	\$208,800	2052	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Thermoplastic	20%			2037	**	1	
	Thermoplastic	15%			2057	**	1	
Motor Controllers								
	Locally Mounted	40%			2025	\$151,900	5	\$500
	Locally Mounted	50%			2032	**	5	\$600
	Locally Mounted	10%			2047	**	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,700
Stand-by Power								
Transfer Switches								
	Automatic	100%			2047	**	1	\$56,600
Lighting								
Interior Lighting								
	Fluorescent	20%			2032	**	10	\$33,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
	Fluorescent	65%			2027	\$2,100,400	10	\$109,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
	Fluorescent	5%			2037	**	10	\$8,400
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
	Fluorescent	10%			2037	**	10	\$16,900
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
	Emergency, Service	45%			2032	**	1	
	Emergency, Battery	10%			2027	\$26,500	10	\$4,400
	Exit, Service	45%			2027	\$29,500	1	
Exterior Lighting								
	HID	100%			2022	\$742,300	10	\$600

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

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

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

Alarm

Security System

No Component	90%							
Generic	10%			2027	\$59,500	1	\$6,900	

Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$11,700	

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2037	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Out Side Of The Building

Explanation : Provided From Outside Temporary Boiler.

Conversion Equipment

Heat Exchanger, Plate & Frame	80%			2030	**	1	\$72,700	
Pres. Reducing Valve/LP Steam	20%			2030	**	5	\$2,200	

Distribution

Hot Wtr Piping/Pump	80%			2035	**	4	\$7,300	
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$2,700	

Terminal Devices

Air Handler	20%			2027	\$517,800	1	\$22,700	
Convactor/Radiator	80%			2032	**	1	\$47,500	

Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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Conversion Equipment

Reciprocating Compr/Chiller	20%			2027	\$312,500	1	\$17,100	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 1 Unit Penthouse Mechanical Equipment Room

Reciprocating Compr/Chiller	20%			2035	**	1	\$17,100	
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Recent Installation, Extent : Light, Area Affected : 100%

Location : 1 Unit Penthouse Mechanical Equipment Room

Other Observation, Extent : Light, Area Affected : 100%

Location : 1 Unit Penthouse Mechanical Equipment Room

Explanation : Using Refrigerant 410a

Window/Wall Unit	60%			2022	\$230,200	1		
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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	40%			2037	**	4	\$5,400
	No Component	60%						
Terminal Devices								
	Air Handler/Cool/Ht	40%	Now	\$16,500	2022	\$825,900	1	\$40,900
				<i>Damaged, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection</i>				
				<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Penthouse Mechanical Equipment Room, Defective Return Fan Motor</i>				
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	60%			2032	**	2	\$76,800
	Dry Cooler	40%	Now	\$40,000	2027	\$400,500	2	\$41,000
				<i>Not in Service, Extent : Severe, Area Affected : 15%</i>				
				<i>Location : 7th Floor Roof</i>				
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,500
Exhaust Fans								
	Interior	95%			2027	\$622,300	2	\$5,400
	Roof	5%			2027	\$15,300	2	\$300
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Galvanized Steel Throughout</i>				
				<i>Explanation : Piping Nearing End Of Useful Life</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Galvanized Steel Throughout</i>				
				<i>Explanation : Piping Nearing End Of Useful Life</i>				
Sump Pump(s)								
	Non-Submersible	100%			2022	\$28,100	4	\$3,900
Backflow Preventer								
	Generic	100%			2035	**	1	\$11,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : East Side Of Building A</i>				
				<i>Explanation : Located Outside Of The Building</i>				
Fixtures								
	Generic	100%						
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG A
Asset # : 83

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 6th Floor, (2) 1st To 6th Floor</i>								
<i>Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2037		**	1-5 \$92,700
Sprinkler								
	No Component	85%						
	Generic	15%			2037		**	1-2 \$7,700
Chemical System								
	Generic	100%			2026	\$27,900		1-3 \$4,000

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.020 / 84 **Yr Built/Renovated** : 1950 / 2008
Area Sq Ft : 327,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1373 **Lot** : 50 **BIN** : 1040750

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,479,100	\$757,100
Interior Architecture	\$675,900	\$2,135,200
Electrical	\$1,912,100	\$1,338,900
Mechanical	\$457,900	\$6,167,400
Total	\$8,525,000	\$10,398,500
Importance Code A	\$5,479,100	\$757,100
Importance Code B	\$3,045,900	\$9,493,300
Importance Code C		\$148,200
Total	\$8,525,000	\$10,398,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,900		\$9,400	
Interior Architecture	\$53,400	\$29,300		\$1,284,400
Electrical	\$14,500	\$16,300	\$26,500	\$13,700
Mechanical	\$68,200	\$104,100	\$98,300	\$90,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$172,900	\$157,500	\$142,200	\$1,396,300
Importance Code A	\$43,700	\$12,900	\$26,700	\$12,900
Importance Code B	\$129,100	\$144,600	\$115,500	\$1,383,300
Importance Code C				
Total	\$172,900	\$157,500	\$142,200	\$1,396,300



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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Asset # : 84

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$62,700	
Glass Block	3%			LIFE	**	5	\$4,700	
Masonry: Brick	90%	Now	\$727,800	LIFE	**	5	\$225,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Window Lintels</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Connecting Tunnel Between Buildings B And C</i>								
Window Wall	2%			2037	**	5	\$18,800	
Windows								
Aluminum	97%	Now	\$3,889,900	2052	**	5	\$43,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2030	**	10	\$16,800	
Parapets								
Masonry: Brick	50%	Now	\$279,900	LIFE	**	5	\$22,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parapet Wall Atop 3rd Floor Connecting Tunnel</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Metal Rail	45%			2032	**	5-10	\$368,800	
Roof								
Copper/Terne	10%	Now	\$12,100	2055	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Kitchen</i>								
Modified Bitumen	85%			2032	**	10	\$357,600	
Sloped Glazing	5%			LIFE	**	5	\$280,400	

Interior

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Asset # : 84

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%			2023	\$1,228,200	3	\$180,000	
Cast in Place Concrete	10%			LIFE	**	5	\$98,500	
Ceramic Tile	3%			2036	**	5	\$13,500	
Terrazzo	7%			LIFE	**	5	\$24,600	
Vinyl Tile	40%			2027	\$1,636,200	3	\$67,500	
Vinyl Tile	15%			2035	**	3	\$33,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vinyl Plank Flooring Floated Atop Existing Floor</i>								
Vinyl Tile 9" X 9"	5%	Now	\$265,000	2037	**	3	\$8,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$9,900	
Gypsum Board	15%			LIFE	**	5	\$59,300	
Marble Panels	3%			LIFE	**			
Plaster	45%			LIFE	**	5	\$88,900	
SGFT/Glazed Masonry	35%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	15%			2044	**	5	\$81,400	
AcousTileSusp.Lay-In	35%			2032	**	5	\$151,900	
Exposed Concrete	10%			LIFE	**	5	\$6,800	
Metal Panel	5%			LIFE	**	5	\$27,100	
Plaster	25%			LIFE	**	5	\$67,800	
Plaster	5%	Now	\$30,500	LIFE	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connecting Corridor To C Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor To C Building</i>								
Plaster	5%	Now	\$304,500	LIFE	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C</i>								

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Asset # : 84

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 4000 Amperes Hpc Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$8,600	
<hr/>								
Raceway								
Conduit	70%			2027	\$291,900	1		
Conduit	30%			2057	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$19,200	5	\$400	
Fused Disc Sw	5%			2052	**	5	\$400	
Molded Case Bkrs	70%			2026	\$268,400	5	\$6,000	
Molded Case Bkrs	20%			2052	**	5	\$1,700	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$321,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	20%			2057	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2025	\$559,800	5	\$1,500	
Locally Mounted	20%			2032	**	5	\$400	
Locally Mounted	10%			2047	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,800	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$100,700	
<hr/>								
Fuel Storage								
Main Tank	50%			2062	**	5	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 12,000 Gallons Capacity</i>								
<hr/>								
No Component	50%							
<hr/>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Asset # : 84

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2032	**	10	\$90,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	55%			2032	**	10	\$165,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2037	**	10	\$30,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Emergency, Battery	10%			2027	\$47,200	10	\$7,900	
Exit, Service	40%			2027	\$46,600	1		
Exterior Lighting								
HID	100%			2022	\$1,320,800	10	\$1,000	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$105,800	1	\$12,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$20,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Temporary Boiler</i>								
<i>Explanation : Steam Supply From Outside Temporary Boiler.</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2030	**	1	\$129,400	
Pres. Reducing Valve/LP Steam	20%			2030	**	5	\$3,900	

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Asset # : 84

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	80%			2035	**	4	\$12,900	
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$4,800	
Terminal Devices								
Air Handler	20%	Now	\$92,100	2032	**	1	\$36,400	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	80%			2032	**	1	\$84,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	35%			2027	\$973,100	1	\$53,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Pkg Unit - Cooling	25%			2032	**	2	\$5,000	
Window/Wall Unit	40%			2022	\$273,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	35%			2037	**	4	\$8,500	
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$3,673,800	1	\$202,300	
Heat Rejection								
Air Cooled Condenser Unit	35%			2027	\$231,100	2	\$79,800	
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,500	
Exhaust Fans								
Interior	100%			2027	\$1,165,400	2	\$10,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$48,500	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 3 Units</i>								

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG
Asset # : 84

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
	Sump Pump(s) Non-Submersible	100%			2022	\$49,900	4	\$6,900
	Sewage Ejector(s) Electric	100%			2032	**	4	\$19,500
	Backflow Preventer Generic	100%			2032	**	1	\$20,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building A Basement</i>								
<i>Explanation : Water Main Located In Adjacul Building</i>								
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Basement To 3rd Floor, (1) 1st To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2037	**	1-5	\$165,000
	Sprinkler No Component Generic	50%			2037	**	1-2	\$45,800
	Chemical System Generic	100%			2026	\$27,900	1-3	\$4,000

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.030 / 85 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 188,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PEN
Block : 1373 **Lot** : 50 **BIN** : 1096493

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$2,218,600
Interior Architecture	\$74,400	\$292,300
Electrical	\$261,900	\$3,461,000
Mechanical	\$529,400	\$718,500
Total	\$865,800	\$6,690,400
Importance Code A	\$136,000	\$2,218,600
Importance Code B	\$729,800	\$4,300,400
Importance Code C		\$171,300
Total	\$865,800	\$6,690,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,300			
Interior Architecture	\$54,000	\$14,900		\$31,600
Electrical	\$8,100	\$9,800	\$13,300	\$7,600
Mechanical	\$21,800	\$26,000	\$61,700	\$27,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$119,700	\$75,300	\$99,700	\$91,800
Importance Code A	\$18,700	\$4,700	\$7,100	\$4,700
Importance Code B	\$101,000	\$70,600	\$92,500	\$87,100
Total	\$119,700	\$75,300	\$99,700	\$91,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG

Asset # : 85

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$6,200	
Masonry: Brick	95%			LIFE	**	5	\$188,600	
Windows								
Aluminum	100%			2049	**	5	\$42,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$8,700	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Rail	10%			2040	**	5-10	\$18,500	
Roof								
Copper/Terne	3%			2055	**	10	\$10,100	
Modified Bitumen	97%			2027	\$1,899,100	10	\$130,900	
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$29,800	
Terrazzo	5%			LIFE	**	5	\$11,600	
Vinyl Tile	60%			2035	**	3	\$89,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Flooring Floated Above Existing</i>								
Vinyl Tile	25%			2032	**	3	\$37,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$57,100	
Plaster	60%			LIFE	**	5	\$114,200	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	50%			2032	**	5	\$148,900	
AcousTileSusp.Lay-In	15%			2040	**	5	\$44,700	
Exposed Concrete	5%			LIFE	**	5	\$2,300	
Metal Panel	5%			LIFE	**	5	\$18,600	
Plaster	25%			LIFE	**	5	\$46,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 2000 Ampere And 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$5,000	

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

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG
Asset # : 85

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2027	\$166,800	1		
Conduit	20%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2052	**	5	\$200	
Fused Disc Sw	5%			2026	\$9,600	5	\$200	
Molded Case Bkrs	70%			2026	\$134,200	5	\$3,500	
Molded Case Bkrs	20%			2052	**	5	\$1,000	
Wiring								
Braided Cloth	60%	2-4	\$192,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$64,200	1		
Thermoplastic	20%			2057	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$303,900	5	\$1,000	
Locally Mounted	20%			2047	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$58,000	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$51,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	50%			2027	\$1,657,000	10	\$86,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	**	10	\$17,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Cfl - Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2037	**	10	\$17,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Emergency, Battery	5%			2027	\$13,600	10	\$2,300	
Exit, Service	45%			2027	\$30,200	1		
Exterior Lighting								
HID	100%			2027	\$761,300	10	\$600	

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG
Asset # : 85

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%			2027	\$28,800	4	\$4,000
	Backflow Preventer Generic	100%			2032	* *	1	\$11,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of Building A</i>					
			<i>Explanation : Located In Adjacent Building</i>					
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : Five Units</i>					
Fire Suppression								
	Standpipe Generic	100%			2037	* *	1-5	\$95,100
	Sprinkler Generic	100%			2053	* *	1-2	\$52,800

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING
Address : ROOSEVELT ISLAND (NORTH END)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0003.050 / 87 **Yr Built/Renovated** : 1956 / 2009
Area Sq Ft : 42,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1373 **Lot** : 50 **BIN** : 1086491

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$630,400	\$88,000
Interior Architecture	\$80,400	\$372,100
Electrical	\$49,400	\$312,200
Mechanical	\$139,600	\$217,600
Total	\$899,800	\$990,000
Importance Code A	\$630,400	\$88,000
Importance Code B	\$269,400	\$902,000
Total	\$899,800	\$990,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,900			
Interior Architecture	\$8,500	\$9,500	\$17,100	\$900
Electrical	\$2,300	\$2,400	\$38,100	\$2,200
Mechanical	\$6,400	\$8,200	\$16,100	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$24,200	\$24,100	\$75,200	\$13,600
Importance Code A	\$4,500	\$800	\$1,400	\$800
Importance Code B	\$19,600	\$18,900	\$73,800	\$12,800
Importance Code C		\$4,400		
Total	\$24,200	\$24,100	\$75,200	\$13,600



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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

Asset # : 87

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$141,900	LIFE	**	5	\$88,000	
<i>Repointing Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Bulkhead</i>								
<hr/>								
Windows								
Aluminum	95%	Now	\$400,300	2052	**	5	\$4,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$2,900	
<hr/>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$9,000	
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Metal Rail	30%			2032	**	5-10	\$81,100	
<hr/>								
Roof								
Modified Bitumen	100%			2032	**	10	\$38,900	
<hr/>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	
Terrazzo	20%			LIFE	**	5	\$10,700	
Vinyl Tile	60%			2027	\$372,100	3	\$15,400	
Vinyl Tile 9" X 9"	10%	Now	\$80,400	2037	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$8,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Gypsum Board	25%			LIFE	**	5	\$26,500	
Plaster	50%			LIFE	**	5	\$26,500	
SGFT/Glazed Masonry	15%			LIFE	**			
<hr/>								
Ceilings								
AcousTileConcealSpLn	20%			2040	**	5	\$17,100	
AcousTileSusp.Lay-In	50%			2032	**	5	\$34,100	
Exposed Concrete	5%			LIFE	**	5	\$500	
Plaster	25%			LIFE	**	5	\$10,700	

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

Asset # : 87

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2057	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 1200 Amperes Hpc Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$1,100	
<hr/>								
Raceway								
Conduit	80%			2027	\$43,900	1		
Conduit	20%			2057	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2026	\$2,400	5		
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	60%			2026	\$28,800	5	\$700	
Molded Case Bkrs	30%			2052	**	5	\$300	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$49,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	20%			2057	**	1		
Thermoplastic	20%			2037	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2025	\$70,000	5	\$200	
Locally Mounted	30%			2047	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$12,900	
<hr/>								
Lighting								

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

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HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

Asset # : 87

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2032	**	10	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	55%			2032	**	10	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Cfl (Compact Fluorescent Light Fixtures)</i>								
Fluorescent	10%			2037	**	10	\$3,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	45%			2027		1		
Emergency, Battery	5%			2027		10	\$500	
Exit, Service	50%			2027		1		
Exterior Lighting								
HID	100%			2027		10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2027		1	\$3,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$5,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Provided From Outside Temporary Boiler.</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	40%			2030	**	1	\$8,300	
Pres. Reducing Valve/LP Steam	60%			2030	**	5	\$1,500	

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

Asset # : 87

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2035	**	4	\$800	
Central Plant Steam Piping/Pmp	60%			2037	**	4	\$1,900	
Terminal Devices								
Air Handler	10%	Now	\$59,100	2037	**	1	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 5409</i>								
Air Handler	25%	Now	\$14,800	2027	\$147,800	1	\$5,800	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Convactor/Radiator	65%			2032	**	1	\$8,800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2022	\$65,700	1		
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Existing 2 Units Were Removed, Because The Units Destroyed By Sandy.</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	25%			2047	**	4	\$500	
No Component	75%							
Terminal Devices								
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Existing Unit Removed, Because The Unit Destroyed By Sandy.</i>								
No Component	75%							
Heat Rejection								
Water Cooling Tower	25%			2028	\$29,900	2	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Using Now</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400	
Exhaust Fans								
Roof	100%			2027	\$69,800	2	\$1,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING
Asset # : 87

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$6,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galvanized Steel Throughout</i>						
		<i>Explanation : Piping Nearing End Of Useful Life</i>						
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galvanized Steel Throughout</i>						
		<i>Explanation : Piping Nearing End Of Useful Life</i>						
Sump Pump(s) Non-Submersible	100%			2035	**	4	\$900	
Backflow Preventer Generic	100%			2032	**	1	\$2,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$21,200	
Sprinkler Generic	100%			2053	**	1-2	\$11,800	

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.040 / 2671 **Yr Built/Renovated** : 1954 / 2013
Area Sq Ft : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$244,900	\$91,800
Total	\$244,900	\$91,800
Importance Code A	\$244,900	\$91,800
Total	\$244,900	\$91,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$61,900	\$4,300		\$1,000
Interior Architecture	\$2,800	\$500	\$600	
Electrical	\$500	\$600	\$500	\$400
Mechanical	\$500	\$200	\$400	\$3,500
Site Pavements	\$23,100			
Total	\$88,800	\$5,600	\$1,400	\$4,900
Importance Code A	\$61,900	\$4,300		\$1,000
Importance Code B	\$3,900	\$1,300	\$1,100	\$3,900
Importance Code C	\$23,100		\$300	
Total	\$88,800	\$5,600	\$1,400	\$4,900



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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$73,900	LIFE	**	5	\$11,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Corners</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entrance</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Corners Of Building</i>								
Metal Sect. OHD	18%			2026	\$91,800	5	\$8,600	
Stucco Cement	5%			2033	**	5	\$1,900	
Window Wall	2%	Now	\$15,700	2058	**	5	\$600	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Drafty And Misaligned</i>								
<i>Explanation : Poorly Installed</i>								
Windows								
Aluminum	40%	Now	\$32,000	2053	**	5	\$400	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade Transom</i>								
Aluminum	60%	4+	\$1,000	2050	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade - Offices</i>								
Parapets								
Masonry: Brick	90%	Now	\$10,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Facades</i>								
Pre-Cast Concrete	10%	Now	\$2,900	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Parapet Walls</i>								

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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$131,200	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
Roll Roofing	50%	Now	\$39,900	2030	**	5	\$7,500	
<i>Fishmouths, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Roof Drain</i>								
Soffits								
Metal Panel	100%			2038	**	5-10		
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$10,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2037	**	5	\$500	
Vinyl Tile	45%			2036	**	3	\$1,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$700	
Concrete Masonry Unit	15%			LIFE	**	5	\$800	
Fiberglass Panel	15%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$3,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
Masonry: Brick	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	60%			2045	**	5	\$5,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%			LIFE	**	5	\$600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

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

Site Pavements

Parking/Driveway
Asphalt

100% Now \$23,100 2031 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Aprons At Garage Bays

Sinking/Subsiding, Extent : Severe, Area Affected : 15%

Location : Storm Drain Overflow In Front Of Main Entrance

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

Under 600 Volts

Raceway

Conduit 40% 2028 \$1,600 1

Conduit 60% 2054 * * 1

Panelboards

Fused Disc Sw 5% 2027 \$400 5

Molded Case Bkrs 30% 2027 \$2,400 5 \$100

Molded Case Bkrs 65% 2050 * * 5 \$100

Wiring

Thermoplastic 30% 2028 \$2,600 1

Thermoplastic 70% 2054 * * 1

Motor Controllers

Locally Mounted 100% 2045 * * 5 \$100

Lighting

Interior Lighting

Fluorescent 20% 2028 \$2,900 10 \$1,200

T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Offices

Fluorescent 80% 2036 * * 10 \$4,600

T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service 50% 2036 * * 1

Emergency, Battery 10% 2036 * * 10 \$200

Exit, Service 40% 2036 * * 1

Exterior Lighting

HID 100% 2036 * * 10

Alarm

Fire/Smoke Detection

Generic, Digital 100% 2036 * * 1-3 \$4,900

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL AMBULANCE
Asset # : 2671

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Adjacent Power Plant Building. Pressure Reducing Valve Located In The Power Plant</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2048	**	4	\$500	
Terminal Devices								
Air Handler	40%			2036	**	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
Convactor/Radiator	10%			2033	**	1	\$200	
Unit Heater - Steam	50%			2028	\$11,300	4	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%			2038	**	2	\$100	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Window/Wall Unit	25%			2023	\$3,300	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$1,400	
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Under Construction	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								

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**HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL AMBULANCE**

Asset # : 2671

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Standpipe								
	Under Construction	100%						
Sprinkler								
	Under Construction	100%						
Fire Pump								
	Under Construction	100%						
Chemical System								
	Under Construction	100%						

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CONEY ISLAND HOSPITAL BLDG 6
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.060 / 67 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 13,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$888,200	
Interior Architecture	\$284,000	\$56,200
Electrical	\$52,900	\$52,200
Mechanical		\$323,000
Site Pavements	\$49,500	
Total	\$1,274,600	\$431,400
Importance Code A	\$888,200	
Importance Code B	\$262,900	\$431,400
Importance Code C	\$123,500	
Total	\$1,274,600	\$431,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,600			
Interior Architecture	\$67,400			\$2,300
Electrical	\$18,600	\$1,000	\$800	\$25,100
Mechanical	\$5,000	\$1,300	\$1,100	\$30,500
Total	\$134,500	\$2,300	\$1,900	\$57,900
Importance Code A	\$43,600			
Importance Code B	\$86,400	\$2,300	\$1,900	\$57,900
Importance Code C	\$4,500			
Total	\$134,500	\$2,300	\$1,900	\$57,900



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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	Now	\$107,700	2033		**		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Told By Hospital Management That Building Is Scheduled To Be Demolished</i>								
Masonry: Brick	80%	Now	\$272,800	LIFE		**	5	\$28,200 1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Second Floor Windows</i>								
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Required For Safety - Delaminating Bricks - All Facades</i>								
Masonry: Limestone	5%	Now	\$41,200	LIFE		**	5	\$1,300
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	50%	Now	\$168,800	2053		**	5	\$9,500
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	50%	Now	\$169,700	2053		**	5	\$19,000
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Copper/Terne	20%	Now	\$18,500	2033	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Open Joints, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$46,500	LIFE	**	5	\$3,800	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Corners</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Exterior Corners</i>								
Masonry: Limestone	5%	0-2	\$8,400	LIFE	**	5	\$300	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Stones</i>								
Roof								
Built-Up (BUR)	85%	Now	\$81,600	2038	**			
<i>Alligatoring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineering Office And Throughout 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%	Now	\$5,600	2048	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Egress Stairs</i>								
Modified Bitumen	5%	Now	\$4,800	2038	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Patched Areas At Rooftop Equipment</i>								
Skylight, Metal/Glass	3%	0-2	\$6,300	2028			\$31,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Interior

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%	0-2	\$2,200	2024	\$22,400	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	2-4	\$21,500	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	0-2	\$33,500	2023	\$167,400	3	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	15%	0-2	\$4,500	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	85%	0-2	\$74,000	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$5,600	2026	\$56,200	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Engineering Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Engineering Office</i>								
Plaster	70%	0-2	\$42,600	LIFE	**	5	\$9,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$49,500	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side Of Building</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Building</i>								
Parking/Driveway								
Asphalt	100%			2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Lot Entire</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$52,200	5	\$300	
Raceway								
Conduit	100%			2028	\$14,800	1		
Panelboards								
Fused Disc Sw	10%			2027	\$3,200	5		
Fused Knife Sw	5%	Now	\$1,600	2053	**	5		
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Stairwell, 1st, 2nd And 3rd Floor</i>						
Fused Toggle Switch	10%	Now	\$3,200	2053	**	5		
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Stairwell, 1st, 2nd And 3rd Floor</i>						
Molded Case Bkrs	30%			2027	\$9,600	5	\$100	
Molded Case Bkrs	45%			2044	**	5	\$200	
Wiring								
Braided Cloth	70%	Now	\$13,000	2053	**	1		
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 1st, 2nd And 3rd Floor</i>						
Thermoplastic	20%			2028	\$3,700	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$12,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st, 2nd And 3rd Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2036	**	10	\$1,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Workshop</i>						
Egress Lighting								
Emergency, Battery	10%			2033	**	10	\$400	
Emergency, Battery	40%			2023	\$8,400	10	\$1,400	
Exit, Service	40%			2023	\$2,100	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$52,900	10		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$8,100	

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

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2028	\$1,500	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2028	\$245,400	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%	Now	\$3,900	2026	\$77,600	1	\$4,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2023	\$24,200	1		
No Component	20%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2033	**	1	\$900	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2028	\$4,700	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$400	4	\$400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2048	**	1-2	\$800	
Chemical System								
No Component	80%							
Generic	20%			2023	\$5,600	1-3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL BLDG 6
Asset # : 67

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CONEY ISLAND HOSPITAL HAMMETT BUILDING
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,287,600	\$113,400
Interior Architecture	\$58,200	\$215,500
Electrical	\$415,800	\$1,270,500
Mechanical	\$217,600	\$409,200
Total	\$2,979,100	\$2,008,600
Importance Code A	\$2,287,600	\$113,400
Importance Code B	\$633,300	\$1,854,500
Importance Code C	\$58,200	\$40,700
Total	\$2,979,100	\$2,008,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$76,600	\$1,500		
Interior Architecture	\$52,300	\$12,200		\$2,400
Electrical	\$9,200	\$10,900	\$10,200	\$19,800
Mechanical	\$10,300	\$6,200	\$12,500	\$13,800
Site Enclosure	\$4,200			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$164,500	\$42,700	\$34,500	\$47,900
Importance Code A	\$77,600	\$2,600	\$1,000	\$1,200
Importance Code B	\$82,700	\$35,600	\$33,500	\$46,700
Importance Code C	\$4,200	\$4,500		
Total	\$164,500	\$42,700	\$34,500	\$47,900



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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT BUILDING

Asset # : 89

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2048	**	10	\$16,600	
Masonry: Brick	80%	Now	\$1,097,400	LIFE	**	5	\$113,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner Between 4th And 5th Floors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Facades Facade</i>								
Masonry: Limestone	10%	Now	\$367,600	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner Between 4th And 5th Floors</i>								
Window Wall	5%	Now	\$18,200	2048	**	5	\$13,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2036	**	5	\$3,100	
Parapets								
Masonry: Brick	90%	Now	\$66,200	LIFE	**	5	\$5,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Parapet Walls</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North East Corner</i>								
Masonry: Limestone	10%	0-2	\$20,000	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornice</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North East Corner And West Facade At Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cornice</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North East Corner</i>								

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**HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT BUILDING**

Asset # : 89

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	Now	\$107,900	2023	\$539,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Mechanical Penthouse</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Mechanical Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Main Roof</i>								
Panel/Paver: Cer/Brk	5%	Now	\$28,100	2058	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Built Out Roof Adjacent To Stair T</i>								
Plaza Roof: Stone Panels	10%	Now	\$109,000	2058	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Activity Yard Adjacent To Occupational / Physical Therapy Room</i>								
<i>Explanation : Worn, Eroded, Cracking, Crumbling, Ponding, Unsafe</i>								
Roll Roofing	5%	Now	\$10,300	2030	**	5	\$1,900	1
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Engineer Office</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,800	
Ceramic Tile	5%			2031	**	5	\$3,800	
Vinyl Tile	25%	0-2	\$17,500	2028	\$174,800	3	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%			2033	**	3	\$17,300	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$9,100	
Glass: Single Pane	5%			LIFE	**	5	\$6,800	
Gypsum Board	15%			LIFE	**	5	\$16,300	
Plaster	75%	Now	\$58,200	LIFE	**	5	\$40,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 6th Floor And Bathrooms</i>								
<i>Explanation : Mold And Mildew Present</i>								

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT BUILDING

Asset # : 89

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	50%	0-2	\$16,600	2033	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	0-2	\$5,000	2033	**	5	\$5,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Activity Room</i>								
Exposed Concrete	10%	2-4	\$13,200	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
Plaster	25%			LIFE	**	5	\$12,000	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2038	**			
Iron Picket	85%	2-4	\$4,200	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Fence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2024				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$22,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$130,600	5	\$2,000	
Raceway								
Conduit	100%			2028	\$105,900	1		
Panelboards								
Fused Disc Sw	10%			2027	\$7,200	5	\$200	
Molded Case Bkrs	90%			2027	\$64,700	5	\$1,800	

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT BUILDING

Asset # : 89

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$115,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$49,300	1		
Motor Controllers								
Locally Mounted	100%			2026	\$159,900	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$12,000	1	\$22,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Automatic Transfer Switches</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2028	\$722,400	10	\$37,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2036	**	10	\$9,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Egress Lighting								
Emergency, Service	10%			2036	**	1		
Emergency, Service	40%			2028	\$10,800	1		
Exit, Service	50%			2023	\$9,200	1		
Exterior Lighting								
HID	100%			2023	\$300,700	10	\$200	
Alarm								
Security System								
Generic	100%			2033	**	1	\$27,800	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$45,900	

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT BUILDING

Asset # : 89

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Plant Campus Steam / PRV	100%			2028	\$2,100	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4th Floor Mechanical Equipment Room</i>					
			<i>Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building</i>					
<hr/>								
	Conversion Equipment							
	Heat Exchanger, Plate & Frame	40%			2024	\$29,600	1	\$10,200
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 4th Floor Mechanical Equipment Room</i>					
			<i>Explanation : 2 Units</i>					
	No Component	60%						
<hr/>								
Distribution								
	Hot Wtr Piping/Pump	40%			2036	**	4	\$1,500
	Central Plant Steam Piping/Pmp	60%			2054	**	4	\$1,500
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Entire 1st Floor Is Newly Installed.</i>					
<hr/>								
Terminal Devices								
	Air Handler	20%			2028	\$57,900	1	\$6,400
	Convactor/Radiator	40%			2033	**	1	\$6,600
	Induction Unit	40%			2031	**	1	\$6,600
<hr/>								
Air Conditioning								
	Energy Source							
	Electricity	100%			2036	**	1	
<hr/>								
	Conversion Equipment							
	Reciprocating Compr/Chiller	40%			2023	\$174,700	1	\$9,500
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 4th Floor Mechanical Room</i>					
			<i>Explanation : Using 410a Refrigerant.</i>					
	Split Unit	5%			2033	**		
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Ground Floor Back Yard</i>					
			<i>Explanation : Supply 1st Floor</i>					
	Window/Wall Unit	40%			2023	\$42,900	1	
	No Component	15%						
<hr/>								
Distribution								
	CW & CHW Wtr Pipe/Pump	40%			2038	**	4	\$1,000
	No Component	60%						
<hr/>								
Terminal Devices								
	Air Handler/Cool/Ht	40%			2028	\$196,200	1	\$12,700
	No Component	60%						

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL HAMMETT BUILDING

Asset # : 89

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Heat Rejection							
	Not Accessible	100%						
Ventilation	Distribution							
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,500
	No Component	60%						
	Exhaust Fans							
	Interior	40%			2028	\$73,200	2	\$600
	No Component	60%						
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2028	\$81,900	4	\$7,600
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor - Room 150</i>				
				<i>Explanation : 2 Units</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2022	\$2,500	4	\$1,600
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : 2 Units</i>				
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Gearless Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor To 6th Floor</i>				
				<i>Explanation : Two Units</i>				
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$26,900

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 2013
Area Sq Ft : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,8,9,10,14
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,665,000	\$1,375,900
Interior Architecture	\$4,535,700	\$1,343,400
Electrical	\$3,432,300	\$2,288,200
Mechanical	\$9,711,000	\$2,553,000
Total	\$23,344,000	\$7,560,500
Importance Code A	\$5,665,000	\$1,375,900
Importance Code B	\$16,060,900	\$5,887,900
Importance Code C	\$1,618,100	\$296,600
Total	\$23,344,000	\$7,560,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$34,500		
Interior Architecture		\$20,000	\$34,900	\$80,000
Electrical	\$97,400	\$107,400	\$95,900	\$93,700
Mechanical	\$133,100	\$86,300	\$207,300	\$93,300
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$354,900	\$372,600	\$462,400	\$391,400
Importance Code A	\$24,700	\$65,500	\$24,700	\$24,700
Importance Code B	\$330,200	\$307,100	\$402,800	\$366,700
Importance Code C			\$34,900	
Total	\$354,900	\$372,600	\$462,400	\$391,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL MAIN BLDG
Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$157,800	LIFE	**	5	\$130,900	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd And 5th Floor Sun Shade Cantilevers</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Underside Of All Sun Shade Cantilevers</i>								
Masonry: Brick	60%	Now	\$1,013,300	LIFE	**	5	\$314,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North East Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor Mechanical Room At Wall Penetrations</i>								
Window Wall	35%			2054	**	5	\$687,300	
Windows								
Aluminum	98%	Now	\$605,500	2050	**	5	\$135,200	
<i>Air Infiltration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5 North Wing - Urology</i>								
Metal Louvers	2%			2041	**	10	\$34,500	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$35,800	
Masonry: Limestone	10%	Now	\$114,400	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%			2041	**	5-10	\$184,700	

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CONEY ISLAND HOSPITAL MAIN BLDG
Asset # : 88

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$2,921,100	2038		**		1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To 11th Floor Mechanical Room</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Extension</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9 North Oncology And 2nd Floor Kitchen, Labor/ Delivery And Emergency Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over 9th And 11th Floors</i>								
Copper/Terne	5%	0-2	\$61,900	2043		**		1
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	15%	Now	\$459,700	2038		**		
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 8 North Equipment Storage, Nursing Stations And Soiled Utility Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 8th Floor</i>								
Panel/Paver: Cer/Brk	2%	Now	\$69,600	2058		**		
<i>Vegetation Growth, Extent : Light, Area Affected : 75%</i>								
<i>Location : 3rd Floor Off Of Physical Training Room</i>								
Traffic Topping	8%	0-2	\$149,500	2038		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Activity Roof Off On Physical Therapy</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Activity Roof Off On Physical Therapy</i>								

Interior

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CONEY ISLAND HOSPITAL MAIN BLDG
Asset # : 88

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$59,300	LIFE	**	5	\$116,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement Loading Dock Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Space / Basement Loading Dock Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement Mechanical Space</i>								
<i>Explanation : Staining</i>								
Ceramic Tile	5%	0-2	\$110,500	2037	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$163,900	2033	**	5	\$40,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Raised Access Floor	2%			2031	**	5	\$80,000	
Terrazzo	3%	Now	\$159,000	LIFE	**	5	\$25,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	60%	0-2	\$1,163,400	2033	**	3	\$240,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2033	**	3	\$60,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : M R I / Radiology Suite</i>								
<i>Explanation : High Density Vinyl With Wood Grain Look</i>								
Wood	5%			2056	**	5	\$100,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Physical Therapy Suite</i>								
<i>Explanation : Oak Flooring</i>								

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Asset # : 88

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	6%			2037	**	5	\$69,800		
Concrete Masonry Unit	15%	Now	\$414,300	LIFE	**	5	\$69,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Room In Basement</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Room Penthouse West Wall Shifted By Approximately 1.5 Inches At Base</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Locations In Basement Mechanical Room</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Mechanical Room 107 In Basement</i>									
Glass: Single Pane	2%			LIFE	**	5	\$17,400		
Gypsum Board	15%			LIFE	**	5	\$104,700		
Marble Panels	2%			LIFE	**				
Plaster	35%			LIFE	**	5	\$122,100		
SGFT/Glazed Masonry	25%	Now	\$1,203,800	LIFE	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Extant Pool And Kitchen Storage Area</i>									
Ceilings									
AcousTileConcealSpLn	10%			2033	**	5	\$133,300		
AcousTileSusp.Lay-In	25%	Now	\$115,300	2041	**	5	\$133,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Emergency Room And Kitchen Storage</i>									
Exposed Concrete	5%	Now	\$91,700	LIFE	**	5	\$8,300		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Penthouse</i>									
Metal Panel	30%			LIFE	**	5	\$400,000		
Plaster	30%	Now	\$897,900	LIFE	**	5	\$200,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 9 North, 8th Floor Nurses Station, Mechanical Rooms</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2041	**				
Parking/Driveway									
Asphalt	100%			2031	**				

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

Under 600 Volts

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Asset # : 88

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%			2054	**	5	\$2,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Fisrt Floor</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches For Sections C And D</i>								
	Fused Disc Sw	30%			2054	**	5	\$900
Transformers								
	Dry Type	100%			2033	**	5	\$2,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilo-volt-ampere, 480hv-208/120lv</i>								
Switchgear / Switchboard								
	Air Circuit Breaker	40%			2038	**	5	\$1,500
	Fused Disc Sw	50%			2054	**	5	\$1,600
	Fused Disc Sw	10%			2028	\$67,900	5	\$300
Raceway								
	Conduit	70%			2028	\$583,800	1	
	Conduit	30%			2054	**	1	
Panelboards								
	Fused Disc Sw	5%			2027	\$38,300	5	\$800
	Fused Disc Sw	5%			2050	**	5	\$800
	Molded Case Bkrs	60%			2027	\$460,100	5	\$11,400
	Molded Case Bkrs	30%			2050	**	5	\$5,700
Wiring								
	Braided Cloth	60%	2-4	\$770,900	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	30%			2054	**	1	
	Thermoplastic	10%			2028	\$128,500	1	
Motor Controllers								
	Locally Mounted	10%			2026		5	\$500
	Motor Control Center	40%			2026	\$605,900	5	\$7,900
	Motor Control Center	45%			2045	**	5	\$8,900
	Variable Frequency Drive	5%			2041	**		
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$5,300
	Generic	50%			LIFE	**	5	\$5,300
Stand-by Power								

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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	65%			2045	**	1	\$144,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Twenty Automatic Transfer Switches</i>								
Automatic	35%			2026		1	\$77,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Twelve Automatic Transfer Switches</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2038	**	10	\$326,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2033	**	10	\$130,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2033	**	10	\$65,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2033	**	10	\$130,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	20%			2033	**	1		
Emergency, Service	40%			2038	**	1		
Emergency, Battery	5%			2028		10	\$8,600	
Exit, Service	10%			2028		1		
Exit, Service	25%			2038	**	1		
Exterior Lighting								
HID	80%			2023		10	\$1,800	
HID	20%			2038	**	10	\$400	
Alarm								
Security System								
Generic	100%			2033	**	1	\$270,000	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$445,500	

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

Heating

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	70%			2031	**	1	\$246,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 2 Units On Basement, 1 Unit On 2nd Floor, 1 Unit On 8th Floor,4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room</i>								
<i>Explanation : 10 Units</i>								
Pres. Reducing Valve/LP Steam	30%			2031	**	5	\$12,700	
Distribution								
Hot Wtr Piping/Pump	70%			2044	**	4	\$36,900	
Central Plant Steam Piping/Pmp	30%	Now	\$72,500	2038	**	4	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Portions Of Insulation Missing</i>								
Terminal Devices								
Air Handler	30%			2023	\$3,009,900	1	\$132,200	
Convactor/Radiator	70%	Now	\$53,500	2033	**	1	\$145,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostatic Valves Need Repair Or Replacement</i>								
Air Conditioning								
Energy Source								
District Chilled Water	5%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Of New Wing</i>								
<i>Explanation : Chilled Water Supplied By Power Plant</i>								
Electricity	95%			2036	**	1		

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	3%			2037	* *	1	\$23,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Units Serve Labor And Delivery Rooms</i>							
	Centrifugal, Elec Chiller	2%			2024	\$161,500	1	\$15,400
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : On Extended Life / Serves Emergency Room</i>							
	Interior Pkg Unit - Cooling	10%			2022	\$2,667,900	2	\$4,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : Many Units On Extended Life</i>							
	Exterior Pkg Unit - Cooling	20%			2028	\$1,155,600	2	\$8,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : Split Systems</i>							
	Window/Wall Unit	60%			2021	\$892,100	1	
	No Component	5%						
Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2038	* *	4	\$1,800
	No Component	95%						
Terminal Devices								
	Air Handler/Cool/Ht	5%			2023	\$380,100	1	\$22,000
	No Component	95%						
Heat Rejection								
	Dry Cooler	20%			2028	\$737,300	2	\$99,300
	Water Cooling Tower	10%			2022	\$257,200	2	\$71,700
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof / Serves Nuclear Medicine room</i>							
	No Component	70%						
Dehumidifier								
	Generic	100%			2032	* *		
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 10th Floor Roof</i>							
	<i>Explanation : 1 Unit</i>							
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$397,400

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	90%			2023	\$2,284,700	2	\$19,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof	10%			2028	\$118,500	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$70,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$110,300	4	\$22,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (8) 1st To 11th Floor, (1) 1st To 7th Floor</i>						
		<i>Explanation : 9 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$372,700	
Sprinkler								
No Component	80%							
Generic	20%			2038	**	1-2	\$39,900	
Fire Pump								
Not Accessible	100%							

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CONEY ISLAND HOSPITAL POWER PLANT
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.030 / 90 **Yr Built/Renovated** : 1910 / 2013
Area Sq Ft : 18,604 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 14-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,MEZ
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,750,500	\$93,000
Interior Architecture	\$86,200	\$57,900
Electrical		\$1,484,800
Mechanical	\$490,300	\$349,600
Total	\$2,327,000	\$1,985,200
Importance Code A	\$1,750,500	\$93,000
Importance Code B	\$576,500	\$1,892,300
Total	\$2,327,000	\$1,985,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,600	\$2,900		\$9,100
Interior Architecture	\$37,100	\$300	\$100	
Electrical	\$24,100	\$3,000	\$3,200	\$15,600
Mechanical	\$7,500	\$8,300	\$5,500	\$13,900
Site Pavements	\$21,000			
Total	\$109,400	\$14,400	\$8,900	\$38,600
Importance Code A	\$21,400	\$4,800	\$1,800	\$11,000
Importance Code B	\$29,800	\$9,700	\$7,000	\$27,600
Importance Code C	\$58,100			
Total	\$109,400	\$14,400	\$8,900	\$38,600



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$367,400	LIFE	**	5	\$28,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade And East Facade @ Tank Room</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Outside Corners, Expansion Joints And Wall Penetrations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades And Interior Courtyard</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Wall Penetrations Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Sect. OHD	10%	0-2	\$10,600	2033	**	5	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cracks</i>								
Windows								
Aluminum	20%	0-2	\$2,800	2036	**	5	\$300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Offices</i>								
Metal Louvers	15%			2031	**	10	\$2,900	
Steel	65%	Now	\$112,700	2053	**	5	\$12,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Parapets								
Masonry: Brick	65%	Now	\$71,700	LIFE	**	5	\$3,900	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Corners</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Interior Parapet Wall Throughout</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : West Facade</i>					
Metal Panel	5%			2038	**	5	\$1,200	
Metal Rail	10%	0-2	\$1,700	2033	**	5	\$4,200	
			<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Metal: Cage/Fence	10%			2033	**	5-10	\$4,600	
Pre-Cast Concrete	10%	Now	\$4,600	LIFE	**	5	\$3,700	1
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Interior Parapet Walls</i>					
			<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Interior Parapet Walls</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Interior Parapet Wall Finish</i>					
			<i>Explanation : Stucco Cement</i>					

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$134,900	2038	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Storage Area, Carpenter Shops And Lwer Roof - East Side</i>								
Copper/Terne	5%			2043	**	10	\$5,800	
Modified Bitumen	40%			2036	**	10	\$18,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
Single Ply Membrane	15%	Now	\$118,000	2038	**			1
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Condensate Tank Room And Storage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Condensate Tank Room And Storage</i>								
Skylight, Metal/Glass	5%	Now	\$73,400	2038	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$872,400	LIFE	**	5	\$93,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transom Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Transom Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$57,900	
Ceramic Tile	2%			2031	**	5	\$600	
Vinyl Tile	3%			2028		3	\$300	
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$7,500	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$29,600	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Offices - Plumber Shop</i>								

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	90%	Now	\$86,200	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Plumber Shop And Mezzanine Storage</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Plumber Shop And Mezzanine Storage</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Actually Concrete Metal Decking</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$5,300	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Sidewalks</i>								
Parking/Driveway								
Asphalt	100%	Now	\$15,700	2031	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Parking Areas And Loading Docks</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	80%			2028	\$4,100	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 5000 Ampere Main Disconnect Switch For Generator And Mechanical Equipment</i>								
Air Circuit Breaker	20%			2028	\$1,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch For The Building</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2028	\$196,000	5		
Molded Case Bkrs	70%			2028	\$457,400	5	\$300	
Raceway								
Conduit	90%			2028	\$643,700	1		
Conduit	10%			2054	**	1		
Panelboards								
Fused Disc Sw	15%			2027	\$13,300	5	\$100	
Molded Case Bkrs	65%			2027	\$57,800	5	\$300	
Molded Case Bkrs	20%			2050	**	5	\$100	

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT

Asset # : 90

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$20,000	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2028	\$20,000	1		
Thermoplastic	20%			2054	**	1		
Motor Controllers								
Locally Mounted	10%			2045	**	5		
Locally Mounted	20%			2026	\$4,800	5		
Motor Control Center	70%			2026	\$29,900	5	\$400	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$100	
Generic	50%			LIFE	**	5	\$100	
Stand-by Power								
Transfer Switches								
Automatic	60%			2026	\$5,700	1	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Four Automatic Transfer Switches</i>								
Automatic	40%			2045	**	1	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two Automatic Transfer Switches</i>								
Generators								
Diesel	70%			2024	\$54,700	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room 1st Floor</i>								
<i>Explanation : Two 1200 Kw</i>								
Diesel	30%			2041	**	1	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 300 Kw</i>								
Batteries								
Lead/Acid	70%			2020	\$1,100	5	\$500	
Nickel Cadmium	30%			2023	\$500	5	\$1,200	

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	20%			2050	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 275 Gallons</i>								
Day Tank	40%			2027	\$600	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room 1st Floor</i>								
<i>Explanation : Two 150 Gallons</i>								
Main Tank	40%			2031	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fuel Storage Room 1st Floor</i>								
<i>Explanation : One 8000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2033	**	10	\$10,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Work Shop And Electrical Room, Offices And Mechanical Equipment Room</i>								
Fluorescent	10%			2033	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2038	**			
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Emergency, Service	10%			2038	**	1		
Emergency, Battery	5%			2028	\$1,300	10	\$200	
Exit, Service	35%			2028	\$800	1		
Exterior Lighting								
HID	100%			2028	\$75,100	10	\$100	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$11,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2058	**	1		
Conversion Equipment								
Steam Boiler	100%			2048	**	1	\$18,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Steam Boilers</i>								

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$315,200	2058	**	4	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : Provides Steam To The Other Campus Buildings - Undergoing Construction At The Time Of Survey</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2028	\$278,900	1	\$6,000	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2033	**	1	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor</i> <i>Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used</i>								
Heat Rejection								
Water Cooling Tower	100%			2029	\$70,700	2	\$18,700	
Ventilation								
Exhaust Fans								
Roof	70%			2028	\$21,600	2	\$400	
Wall Unit	30%			2028	\$2,000	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor</i> <i>Explanation : Provides Hot Water To Adjacent Building</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$136,300	LIFE	**	1		
<i>Damaged, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor And Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$38,800	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i> <i>Location : 1st Floor And Basement</i>								
Sump Pump(s)								
Non-Submersible	100%	0-2	\$2,800	2038	**	4	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL POWER PLANT
Asset # : 90

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	No Component	80%							
	Generic	20%			2023	\$5,600	1-3	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Throughout</i>						
			<i>Explanation : Fire Extinguishers</i>						

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CONEY ISLAND HOSPITAL TOWER BUILDING
Address : 2601 OCEAN PARKWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0004.070 / 14325 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 122,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 15-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,4,6,7,PEN
Block : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$314,400	\$532,700
Interior Architecture	\$138,700	\$425,400
Electrical	\$111,900	
Mechanical		\$463,500
Total	\$565,000	\$1,421,600
Importance Code A	\$314,400	\$532,700
Importance Code B	\$195,500	\$693,900
Importance Code C	\$55,100	\$195,000
Total	\$565,000	\$1,421,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,300			\$4,500
Interior Architecture		\$22,600		\$23,000
Electrical	\$15,100	\$19,500	\$15,100	\$17,100
Mechanical	\$37,800	\$51,000	\$36,600	\$48,800
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$110,800	\$127,600	\$86,300	\$128,000
Importance Code A	\$26,900	\$3,600	\$5,100	\$8,400
Importance Code B	\$83,900	\$124,000	\$81,200	\$119,500
Total	\$110,800	\$127,600	\$86,300	\$128,000



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

**HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL TOWER BUILDING**

Asset # : 14325

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Metal Panel	75%			2048	**	5-10	\$665,900		
Pre-Cast Concrete	5%			LIFE	**	5	\$21,000		
Window Wall	20%	0-2	\$132,800	2048	**	5	\$48,400		
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Patient Rooms On The 5th, 6th, 7th Floors</i>									
Windows									
Aluminum	100%			2044	**	5	\$54,100		
Parapets									
Masonry: Brick	70%			LIFE	**	5	\$6,500		
Metal Panel	25%			2048	**	5	\$9,000		
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900		
Roof									
Modified Bitumen	100%	0-2	\$23,300	2033	**				
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Tower Building Entrance</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Room</i>									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$57,500		
Terrazzo	20%			LIFE	**	5	\$41,100		
Vinyl Tile	70%	Now	\$83,700	2033	**	3	\$69,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Patient Bathrooms On 5th And 6th Floors Have No Shower Curbs Or Proper Shower Drains</i>									
Interior Walls									
Concrete Masonry Unit	30%			LIFE	**	5	\$45,900		
Glass: Special Gauge	5%			LIFE	**	1			
Gypsum Board	65%	Now	\$55,100	LIFE	**	5	\$149,100		
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Patient Sink Cabinets And Corridor Walls - 6th Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Significant Moisture Content In Wallpaper At 6th Floor Patient Rooms</i>									
Ceilings									
AcousTileSusp.Lay-In	30%			2041	**	5	\$45,200		
Gypsum Board	70%			LIFE	**	5	\$131,800		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2041	**				
Parking/Driveway									
Asphalt	100%			2037	**				

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

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**HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL TOWER BUILDING**

Asset # : 14325

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	80%			2048	**	5	\$500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room First Floor</i>					
			<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>					
	Fused Disc Sw	20%			2048	**	5	\$100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room First Floor</i>					
			<i>Explanation : One 800 Amperes Main Disconnect Switch For Emergency</i>					
Switchgear / Switchboard								
	Air Circuit Breaker	70%			2048	**	5	\$400
	Molded Case Bkrs	30%			2048	**	5	\$1,000
Raceway								
	Conduit	100%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$300
	Molded Case Bkrs	90%			2044	**	5	\$2,900
Wiring								
	Thermoplastic	100%			2048	**	1	
Motor Controllers								
	Locally Mounted	70%			2041	**	5	\$600
	Variable Frequency Drive	30%			2045	**		
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$1,800
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2041	**	1	\$37,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room First Floor</i>					
			<i>Explanation : Six Automatic Transfer Switches</i>					
Lighting								
	Interior Lighting							
	Fluorescent	20%			2033	**	10	\$22,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-5 Lamps</i>					
	Fluorescent	75%			2033	**	10	\$83,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
	Fluorescent	5%			2033	**	10	\$5,600
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					

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**HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL TOWER BUILDING**

Asset # : 14325

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

Lighting

Egress Lighting

Emergency, Service	58%			2033	**	1		
Emergency, Battery	2%			2033	**	10	\$600	
Exit, LED	40%			2056	**	1		

Exterior Lighting

HID	100%			2033	**	10	\$400	
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Lightning Protection

Arresters/Cabbling

Generic	100%			2056	**	5	\$3,600	
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Alarm

Security System

Generic	100%			2033	**	1	\$45,600	
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Fire/Smoke Detection

Generic, Digital	100%			2033	**	1-3	\$75,200	
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Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Plant Campus Steam / PRV	100%			2028	\$12,400	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Power Plant

Explanation : Steam Comes From Separate Power Plant Building

Conversion Equipment

Heat Exchanger, Plate & Frame	60%			2031	**	1	\$36,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Power Plant Building

Explanation : Located In Power Plant

Pres. Reducing Valve/LP Steam	40%			2037	**	5	\$2,900	
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Distribution

Hot Wtr Piping/Pump	60%			2044	**	4	\$5,400	
Central Plant Steam Piping/Pmp	40%			2048	**	4	\$3,600	

Terminal Devices

Air Handler	40%			2033	**	1	\$30,200	
Fan Coil Unit/Heat	30%			2033	**	1	\$11,800	
Induction Unit	30%			2037	**	1	\$11,800	

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL TOWER BUILDING

Asset # : 14325

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	District Chilled Water	100%			2054	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant Building</i>								
<i>Explanation : Chilled Water Comes From Power Plant</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$9,000
Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$75,400
Heat Rejection								
	Water Cooling Tower	100%			2029	\$463,500	2	\$122,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Power Plant Roof</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000
Exhaust Fans								
	Roof	100%			2033	**	2	\$3,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2048	**	4	\$18,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Room 191</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Gearless Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 8th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2054	**	1-5	\$61,500
Sprinkler								
	Generic	100%			2054	**	1-2	\$34,200
Fire Pump								
	Generic	100%			2041	**	1	\$22,800

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**HEALTH AND HOSPITALS CORP. - 819
CONEY ISLAND HOSPITAL TOWER BUILDING**

Asset # : 14325

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CUMBERLAND NFCC BLDG B
Address : 100 NORTH PORTLAND AVENUE @ BQE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0017.010 / 1003 **Yr Built/Renovated** : 1954 / 2001
Area Sq Ft : 36,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,569,000	\$135,300
Interior Architecture	\$83,200	
Electrical	\$38,500	\$305,300
Mechanical		\$860,600
Total	\$1,690,700	\$1,301,100
Importance Code A	\$1,569,000	\$135,300
Importance Code B	\$121,700	\$1,165,900
Total	\$1,690,700	\$1,301,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,300			
Interior Architecture	\$12,900		\$4,200	\$1,100
Electrical	\$1,200	\$88,900	\$800	\$800
Mechanical	\$4,400	\$37,100	\$9,300	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,800	\$130,000	\$18,200	\$9,300
Importance Code A	\$32,000	\$1,200	\$700	\$700
Importance Code B	\$21,000	\$128,800	\$17,500	\$8,500
Importance Code C	\$800			
Total	\$53,800	\$130,000	\$18,200	\$9,300



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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG B
Asset # : 1003

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$457,500	LIFE	**	5	\$70,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West (Entry) Facade</i>								
Masonry: Marble	5%	Now	\$22,900	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Window Lintels</i>								
Windows								
Steel	100%	Now	\$574,700	2051	**	5	\$64,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$82,500	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior/ Exterior Faces</i>								
Masonry: Marble	10%	Now	\$8,400	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face South And East Walls</i>								

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG B
Asset # : 1003

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$454,300	2036	**			
<i>Drains Clogged, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout, At Connection To Building A</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Along South And East Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$13,300	
Ceramic Tile	5%			2035	**	5	\$3,100	
Terrazzo	15%			LIFE	**	5	\$7,200	
Vinyl Tile	55%			2031	**	3	\$12,600	
Vinyl Tile	15%	Now	\$83,200	2036	**	3	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Asbestos 12 X 12</i>								
Interior Walls								
Ceramic Tile	4%			2035	**	5	\$1,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,600	
Glass: Single Pane	2%			LIFE	**	5	\$600	
Gypsum Board	60%			LIFE	**	5	\$14,800	
Metal Panel	2%			LIFE	**			
Marble Panels	2%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	53%			2039	**	5	\$32,300	
AcousTileSusp.Lay-In	2%	Now	\$10,600	2046	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B32</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B32</i>								
Exposed Concrete	15%			LIFE	**	5	\$1,400	
Gypsum Board	30%			LIFE	**	5	\$22,900	

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG B
Asset # : 1003

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%			2026	\$5,200	5	\$1,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	90%			2026	\$70,500	5	\$900
	Molded Case Bkrs	10%			2046	**	5	\$100
Raceway								
	Conduit	90%			2026	\$33,900	1	
	Conduit	10%			2046	**	1	
Panelboards								
	Molded Case Bkrs	20%			2042	**	5	\$200
	Molded Case Bkrs	80%			2025	\$38,300	5	\$800
Wiring								
	Braided Cloth	70%	2-4	\$38,500	2051	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	30%			2046	**	1	
Motor Controllers								
	Locally Mounted	80%			2039	**	5	\$200
	Locally Mounted	20%			2024	\$16,000	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
	Fluorescent	86%			2031	**	10	\$29,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	10%			2026	\$64,800	10	\$3,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
	Incandescent	4%			2026	\$25,900	2	
Egress Lighting								
	Emergency, Battery	50%			2031	**	10	\$4,500
	Exit, Service	50%			2036	**	1	
Exterior Lighting								
	HID	20%			2021	\$29,800	10	
	No Component	80%						

Alarm

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG B
Asset # : 1003

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

Alarm

Security System

No Component

80%

Generic

20%

2021

\$23,900

1

\$2,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV System Is Functional*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$81,700

1-3

\$4,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

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

Heating

Energy Source

Plant Campus Steam /

100%

PRV

2036

* *

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Steam Supplied From Adjacent Building C*

Conversion Equipment

Heat Exchanger, Plate &
Frame

40%

2035

* *

1

\$7,300

*Other Observation, Extent : Light, Area Affected : 25%**Location : Basement Steam Room**Explanation : 2 Units*Pres. Reducing
Valve/LP Steam

60%

2029

\$14,700

5

\$1,300

*Other Observation, Extent : Light, Area Affected : 75%**Location : Basement Steam Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

60%

2034

* *

4

\$1,100

Central Plant Steam

40%

2036

* *

4

\$1,100

Piping/Pmp

Terminal Devices

Air Handler

40%

2026

\$207,800

1

\$9,100

Convactor/Radiator

60%

2031

* *

1

\$7,200

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG B
Asset # : 1003

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	100%		2026	\$462,500	2	\$2,300	
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$20,600	
	Exhaust Fans							
	Interior	100%		2026	\$131,400	2	\$1,100	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2036	**	1		
	HW Heat Exchanger							
	Steam Fired	100%		2026	\$58,800	4	\$3,600	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%		2036	**	1-5	\$18,600	
	Sprinkler							
	No Component	95%						
	Generic	5%		2036	**	1-2	\$500	
	Chemical System							
	Generic	100%		2021	\$27,900	1-3	\$3,700	

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : CUMBERLAND NFCC BLDG C
Address : 100 NORTH PORTLAND AVENUE @ BQE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0017.020 / 2727 **Yr Built/Renovated** : 1967 / 2005
Area Sq Ft : 117,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5, Pen
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$317,500	\$58,000
Interior Architecture	\$321,100	\$386,000
Electrical	\$833,000	\$1,095,100
Mechanical	\$354,100	\$4,349,500
Total	\$1,825,600	\$5,888,700
Importance Code A	\$317,500	\$861,500
Importance Code B	\$1,508,100	\$4,966,100
Importance Code C		\$61,100
Total	\$1,825,600	\$5,888,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$400	\$12,100		
Interior Architecture	\$9,100		\$12,100	\$3,300
Electrical	\$12,500	\$16,300	\$11,200	\$11,100
Mechanical	\$148,000	\$85,700	\$73,200	\$39,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$187,700	\$131,900	\$114,300	\$71,700
Importance Code A	\$12,100	\$24,100	\$11,700	\$11,700
Importance Code B	\$175,600	\$107,800	\$102,600	\$60,000
Importance Code C				
Total	\$187,700	\$131,900	\$114,300	\$71,700



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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	72%			LIFE	**	5	\$58,000	
Masonry: Limestone	3%			LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$22,700	
Metal Panel	3%			2046	**	5-10	\$16,600	
Granite Panels	2%			LIFE	**	5	\$1,200	
Window Wall	5%			2046	**	5	\$15,100	
Windows								
Aluminum	90%	Now	\$400	2042	**	5	\$100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Patient Areas</i>								
Glass Block	5%			LIFE	**	5		
Metal Louvers	5%			2035	**	10	\$100	
Parapets								
Masonry: Brick Cavity	90%			LIFE	**	5	\$1,300	
Metal Rail	7%			2039	**	5-10	\$1,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$300	
Roof								
Built-Up (BUR)	85%	Now	\$277,800	2031	**			
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Under Cooling Tower Atop Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Roof Penetrations</i>								
Plaza Roof: Stone Panels	15%	Now	\$39,600	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Basement Storage And Switch Gear Room</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$38,600	
Ceramic Tile	5%	0-2	\$9,100	2029	\$182,700	5	\$4,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$20,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout First Floor Corridor/Lobby</i>								
Vinyl Tile	15%	Now	\$240,400	2036	**	3	\$9,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Corridor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Explanation : Asbestos 12x12 Tiles</i>								
Vinyl Tile	55%			2031	**	3	\$36,400	

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,000	
Glass Block	5%			LIFE	**			
Gypsum Board	37%			LIFE	**	5	\$61,100	
Masonry: Brick	3%			LIFE	**			
Metal Panel	10%			LIFE	**			
Granite Panels	3%			LIFE	**			
Plaster	17%			LIFE	**	5	\$14,000	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$80,600	2039	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacant Area On Fifth Floor, Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacant Area On Fifth Floor, Room 306, Basement 041</i>								
AcousTileSusp.Lay-In	50%			2039	**	5	\$103,600	
Exposed Concrete	15%			LIFE	**	5	\$4,900	
Metal Panel	10%			LIFE	**	5	\$25,900	
Plaster	10%			LIFE	**	5	\$13,000	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$39,600	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated At 4000 Amperes</i>								
Transformers								
Dry Type	100%			2031	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 K V A Nameplate Rating</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2026	\$156,700	5	\$600	
Raceway								
Conduit	90%			2026	\$146,200	1		
Conduit	10%			2046	**	1		
Panelboards								
Molded Case Bkrs	10%			2042	**	5	\$300	
Molded Case Bkrs	90%			2025	\$115,000	5	\$2,800	

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Braided Cloth	65%	2-4	\$166,400	2051	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Thermoplastic	10%			2046	**	1	
	Thermoplastic	25%			2036	**	1	
Motor Controllers								
	Locally Mounted	10%			2024	\$13,900	5	\$100
	Locally Mounted	30%			2039	**	5	\$200
	Motor Control Center	40%			2039	**	5	\$1,300
	Motor Control Center	20%			2024	\$38,000	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Stand-by Power								
Transfer Switches								
	Automatic	100%			2043	**	1	\$36,300
Generators								
	Diesel	100%			2022	\$188,600	1	\$45,700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Rated At 200 Kilowatts</i>						
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$4,400
Fuel Storage								
	Main Tank	100%			2029	\$15,300	5	\$3,500
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2500 Gallons</i>						
Lighting								
Interior Lighting								
	Fluorescent	20%			2026	\$414,300	10	\$21,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
	Fluorescent	80%			2031	**	10	\$86,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
	Emergency, Service	50%			2026	\$31,000	1	
	Exit, Service	50%			2026	\$21,000	1	

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	20%			2026	\$95,200	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$76,300	1	\$8,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV And Intrusion Alarm Systems Are Functional</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$391,600	1-3	\$21,800	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	100%			2036	**	5	\$36,500	
Conversion Equipment								
Steam Boiler	100%			2024	\$763,900	1	\$116,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$25,800	2034	**	4	\$4,100	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement And Penthouse M E R</i>						
		<i>Damaged, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Make Up Tank In Boiler Room</i>						
Central Plant Steam Piping/Pmp	30%	Now	\$30,000	2036	**	4	\$1,700	
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Air Handler	40%			2026	\$663,900	1	\$29,200	
Convactor/Radiator	50%			2031	**	1	\$19,000	
Fan Coil Unit/Heat	10%			2026	\$176,800	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2029	\$1,135,400	1	\$108,500	
Split Unit	3%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
Window/Wall Unit	5%			2021	\$12,300	1		
No Component	7%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%	Now	\$11,400	2036	**	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2026	\$1,046,500	1	\$62,000	
No Component	15%							
Heat Rejection								
Water Cooling Tower	85%			2020	\$354,100	2	\$100,900	
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,700	
Exhaust Fans								
Interior	80%			2026	\$335,900	2	\$2,900	
Roof	20%			2026	\$39,200	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2036	**	1		
Galvanized Steel	40%	0-2	\$4,100	2031	**	1		
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Hot Water Converters In Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2026	\$188,000	4	\$11,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$12,300	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%			2020	\$4,000	4	\$3,700	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$4,700	
Backflow Preventer								
Generic	100%			2026	\$30,000	1	\$7,200	

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**HEALTH AND HOSPITALS CORP. - 819
CUMBERLAND NFCC BLDG C
Asset # : 2727**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 6th Floor</i>				
				<i>Explanation : 3 Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2036	**	1-5	\$59,500
	Sprinkler							
	No Component	95%						
	Generic	5%	Now	\$1,200	2036	**	1-2	\$1,400
				<i>Corroded, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Basement Hallway</i>				
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$3,700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008
Area Sq Ft : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$181,700
Interior Architecture		\$413,300
Electrical	\$174,300	\$733,800
Mechanical		\$1,151,100
Total	\$174,300	\$2,479,900
Importance Code A		\$181,700
Importance Code B	\$174,300	\$1,985,000
Importance Code C		\$313,200
Total	\$174,300	\$2,479,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,200	\$21,200	\$8,600	
Interior Architecture	\$12,300		\$16,700	
Electrical	\$9,900	\$10,300	\$14,100	\$9,900
Mechanical	\$24,300	\$36,600	\$40,200	\$19,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$72,500	\$79,900	\$91,400	\$41,100
Importance Code A	\$14,200	\$21,200	\$8,600	
Importance Code B	\$49,300	\$58,700	\$82,800	\$41,100
Importance Code C	\$9,000			
Total	\$72,500	\$79,900	\$91,400	\$41,100



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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Asset # : 4132

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick Cavity	85%			LIFE	**	5	\$64,000
	Metal Panel	3%			2046	**	5-10	\$15,500
	Window Wall	12%			2046	**	5	\$33,900
Windows								
	Aluminum	95%			2042	**	5	\$17,200
	Glass Block	3%			LIFE	**	5	\$300
	Metal Louvers	2%			2035	**	10	\$2,300
Parapets								
	Masonry: Brick	95%			LIFE	**	5	\$8,000
	Masonry: Limestone	5%	Now	\$14,200	LIFE	**	5	\$500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Roof								
	Metal Panel	5%			2039	**	10	\$8,300
	Modified Bitumen	90%			2034	**	10	\$81,400
	Skylight, Plastic	2%			2039	**	1	
	Sloped Glazing	3%			LIFE	**	5	\$36,200
Interior								
Floors								
	Carpet	5%			2025	\$91,000	3	\$10,000
	Cast in Place Concrete	5%			LIFE	**	5	\$14,600
	Ceramic Tile	5%			2035	**	5	\$6,700
	Terrazzo	5%			LIFE	**	5	\$5,200
	Vinyl Tile	80%			2031	**	3	\$40,000
Interior Walls								
	Ceramic Tile	3%			2035	**	5	\$18,000
	Concrete Masonry Unit	7%			LIFE	**	5	\$16,800
	Glass: Single Pane	3%			LIFE	**	5	\$13,500
	Gypsum Board	87%			LIFE	**	5	\$313,200
Ceilings								
	AcousTileSusp.Lay-In	20%			2039	**	5	\$26,700
	Exposed Struc: Steel	10%			LIFE	**		
	Gypsum Board	10%			LIFE	**	5	\$16,700
	Metal Panel	60%			LIFE	**	5	\$100,000

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	100%			2046	**	1	
Panelboards								
	Fused Disc Sw	10%			2042	**	5	\$300
	Molded Case Bkrs	90%			2042	**	5	\$3,100

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Asset # : 4132

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Motor Control Center	100%			2039	**	5	\$3,600	
Lighting								
Interior Lighting								
Fluorescent	65%			2031	**	10	\$78,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2026	\$697,400	10	\$36,400	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	3%			2031	**	10	\$3,600	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Incandescent	2%			2021	\$46,500	2	\$100	
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	90%			2031	**	10	\$400	
Incandescent	10%			2021	\$45,300	2		
Alarm								
Security System								
No Component	50%							
Generic	50%			2031	**	1	\$24,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$81,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2034	**	4	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Building</i>						
		<i>Explanation : Hot Water And Steam For Heating From Main Building</i>						
Central Plant Steam Piping/Pmp	50%			2036	**	4	\$4,900	

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL AMBULATORY CARE - ZONE H
Asset # : 4132

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Terminal Devices							
	Air Handler	50%			2026	\$931,200	1	\$40,900
	Convactor/Radiator	50%			2031	**	1	\$21,400
Air Conditioning								
	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$6,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Chilled Water From Main Building</i>					
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2031	**	1	\$81,800
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,800
	Exhaust Fans							
	Roof	100%			2026	\$219,900	2	\$4,100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2036	**	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : Three Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2046	**	1-5	\$66,700
	Sprinkler							
	Generic	100%			2046	**	1-2	\$37,100

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : ELMHURST HOSPITAL STAFF HOUSE
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,097,100	\$191,100
Interior Architecture	\$114,500	\$481,500
Electrical	\$131,500	\$1,441,300
Mechanical	\$430,900	\$576,800
Total	\$2,774,000	\$2,690,700
Importance Code A	\$2,097,100	\$191,100
Importance Code B	\$676,900	\$2,499,700
Total	\$2,774,000	\$2,690,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,200			\$5,800
Interior Architecture	\$10,500	\$15,200	\$2,800	\$6,600
Electrical	\$7,900	\$28,500	\$8,600	\$7,300
Mechanical	\$18,600	\$16,200	\$10,800	\$5,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$93,900	\$77,600	\$39,900	\$42,800
Importance Code A	\$39,200	\$200		\$5,800
Importance Code B	\$53,100	\$77,400	\$39,900	\$37,000
Importance Code C	\$1,600			
Total	\$93,900	\$77,600	\$39,900	\$42,800



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
Masonry: Brick Cavity	75%	Now	\$663,300	LIFE	**	5	\$82,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Stucco Cement	5%	Now	\$34,200	2031	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhang Below 8th Floor Roof</i>								
Window Wall	10%	0-2	\$226,900	2046	**	5	\$20,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Solarium</i>								
Windows								
Aluminum	40%			2048	**	5	\$11,600	
Steel	60%	Now	\$967,700	2051	**	5	\$108,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	90%	Now	\$39,900	LIFE	**	5	\$4,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West And East Facades</i>								
Masonry: Limestone	5%	Now	\$5,000	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2039	**	5-10	\$4,100	

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$199,300	2036		**		
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 8th Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 8th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 8th Floor</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE		**	5	\$9,700
Ceramic Tile	5%			2035		**	5	\$4,400
Vinyl Tile	60%			2026	\$481,500	**	3	\$26,500
Vinyl Tile	25%			2034		**	3	\$8,300
Wood	5%			2061		**	5	\$8,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Explanation : This Material Is Actually Laminated Material - Not Real Wood</i>								
Interior Walls								
Ceramic Tile	5%			2035		**	5	\$3,300
Fiberglass Panel	7%			LIFE		**		
Glass: Single Pane	3%			LIFE		**	5	\$1,500
Gypsum Board	20%			LIFE		**	5	\$7,800
Gypsum Board	7%			LIFE		**	5	\$2,700
Plaster	38%			LIFE		**	5	\$7,400
SGFT/Glazed Masonry	20%			LIFE		**		
Ceilings								
AcousTileSusp.Lay-In	25%			2031		**	5	\$22,100
AcousTileSusp.Lay-In	15%	2-4	\$114,500	2046		**	5	\$6,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	25%			LIFE		**	5	\$3,400
Plaster	35%			LIFE		**	5	\$19,300

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Power Circuit Breaker Rated At 2000 Amperes</i>								
<hr/>								
Transformers								
Dry Type	100%			2043	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 480/208/120 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$1,900	
<hr/>								
Raceway								
Conduit	80%			2026	\$84,700	1		
Conduit	20%			2036	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	80%			2025	\$57,500	5	\$1,500	
Molded Case Bkrs	15%			2034	**	5	\$300	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$131,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	60%			2024	\$96,000	5	\$300	
Locally Mounted	40%			2031	**	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$22,500	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2031	**	10	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2026	\$897,400	10	\$46,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2026	\$13,000	1		

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
Fluorescent	80%			2026	\$200,000	10	\$5,300	
HID	20%			2026	\$58,900	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways and Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$45,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Pressure Reducing Valve Located In Main Building</i>								
<i>Explanation : Steam From Main Building</i>								
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$23,600	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2024	\$136,600	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room # Bb-8</i>								
Split Unit	10%	0-2	\$155,900	2036	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Obsolete Units</i>								
Window/Wall Unit	75%			2021	\$114,200	1		
No Component	10%							

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL STAFF HOUSE
Asset # : 4112

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	10%			2021	\$125,100	1	\$2,400
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%			2021	\$35,800	2	\$5,100
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,700
Exhaust Fans								
	Interior	100%			2026	\$259,900	2	\$2,200
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2036	**	1	
	Galvanized Steel	20%			2024	\$64,100	1	
HW Heat Exchanger								
	Steam Fired	100%	Now	\$11,600	2026	\$116,300	4	\$7,200
			<i>Corroded, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Basement</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One In Each Wing - Basement To 8th Floor</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	1-5	\$36,800
Sprinkler								
	No Component	75%						
	Generic	25%			2036	**	1-2	\$5,100

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Address : 79-01 BROADWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0005.010 / 68 **Yr Built/Renovated** : 1956 / 2005
Area Sq Ft : 858,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,12
Block : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,937,700	\$1,994,100
Interior Architecture	\$407,600	\$3,590,900
Electrical	\$1,042,300	\$13,530,400
Mechanical	\$1,398,500	\$29,786,000
Total	\$7,786,200	\$48,901,300
Importance Code A	\$4,937,700	\$2,078,100
Importance Code B	\$2,797,000	\$45,933,700
Importance Code C	\$51,400	\$889,500
Total	\$7,786,200	\$48,901,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,500			
Interior Architecture	\$33,600		\$117,600	
Electrical	\$182,200	\$148,800	\$144,400	\$139,800
Mechanical	\$354,100	\$291,300	\$502,100	\$275,000
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Total	\$762,300	\$606,900	\$930,900	\$581,600
Importance Code A	\$110,600	\$87,100	\$85,100	\$85,100
Importance Code B	\$651,700	\$519,800	\$845,800	\$496,500
Total	\$762,300	\$606,900	\$930,900	\$581,600



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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$99,300	LIFE	**	5	\$82,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Overhang At Bulkhead On Zone D</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Overhang At Bulkhead On Zone D</i>								
Masonry: Brick Cavity	50%	Now	\$1,650,600	LIFE	**	5	\$411,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Wall Of Zone D</i>								
Masonry: Brick Cavity	40%	Now	\$264,100	LIFE	**	5	\$329,500	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	2%	Now	\$192,400	LIFE	**	5	\$12,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Panel	3%			2052	**	5-10	\$169,900	
Window Wall	3%			2052	**	5	\$92,700	
Windows								
Aluminum	92%			2048	**	5	\$319,500	
Aluminum	5%	Now	\$777,700	2051	**	5	\$8,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
Steel	3%	Now	\$581,700	2051	**	5	\$65,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick Cavity	40%			LIFE	**	5	\$16,600	
Masonry: Brick Cavity	45%	Now	\$91,800	LIFE	**	5	\$18,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Zone D</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Zone C</i>								
Masonry: Limestone	5%	Now	\$23,200	LIFE	**	5	\$2,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Zones C And D</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At Zones C And D</i>								
Metal Rail	8%			2039	**	5-10	\$59,800	
Metal Rail	2%	Now	\$2,400	2039	**	5	\$5,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Parapet At Zone B</i>								

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$390,700	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Zone C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Generator Room</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Over Elevator Penthouse In Zone C</i>								
Modified Bitumen	5%	Now	\$349,700	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Concrete Pavers Over ER</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over ER</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over ER</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over ER</i>								
<i>Explanation : Concrete Pavers Over Roof</i>								
Modified Bitumen	20%			2026	\$781,400	10	\$53,900	
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Zones A, B And D</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zones A And B</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th Floor Of Zone D</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zones A And B</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over E Wing</i>								
Modified Bitumen	5%			2034	**	10	\$13,500	
Modified Bitumen	30%			2031	**	10	\$80,800	
Single Ply Membrane	28%			2031	**	10	\$75,400	
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Lower Roofs Of New Wings Facing Broadway</i>								
Skylight, Metal/Glass	2%			2046	**	10	\$18,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$294,000	
Ceramic Tile	5%			2035	**	5	\$67,200	
Ceramic Tile	5%			2029	\$1,392,100	5	\$67,200	
Sheet Vinyl/Rubber	5%			2034	**	5	\$100,800	
Terrazzo	5%			LIFE	**	5	\$52,500	
Vinyl Tile	37%			2031	**	3	\$186,500	
Vinyl Tile	33%			2031	**	3	\$166,300	

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
Glass: Single Pane	5%			LIFE	**	5	\$77,100	
Gypsum Board	30%			LIFE	**	5	\$370,200	
Gypsum Board	10%			LIFE	**	5	\$123,400	
Plaster	30%			LIFE	**	5	\$185,100	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%			2031	**	5	\$336,000	
AcousTileSusp.Lay-In	22%			2039	**	5	\$295,700	
AcousTileSusp.Lay-In	28%			2043	**	5	\$376,300	
Exposed Concrete	5%			LIFE	**	5	\$10,500	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$84,000	
Plaster	15%			LIFE	**	5	\$126,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	30%			2026	\$63,000	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms (Broadway)</i>								
<i>Explanation : Main Service Switches Rated At 2-4000 Amperes</i>								
Air Circuit Breaker	10%			2026	\$21,000	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room (41st Street)</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Air Circuit Breaker	10%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room (41st Street)</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes Lvpb</i>								
Fused Disc Sw	50%			2036	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room (F- Plant)</i>								
<i>Explanation : Main Service Switches Rated At 2-2000 Amperes And 1-1600 Amperes</i>								

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	50%			2039	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 41st Street Electrical Room</i>								
<i>Explanation : 225 Kilo-volt-ampere, 208/480v</i>								
Dry Type	50%			2024	\$8,400	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Baxter / Broadway Electrical Room</i>								
<i>Explanation : 500 Kilo-volt-ampere, 480/208/120 V</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2026	\$417,900	5	\$2,200	
Air Circuit Breaker	5%			2046	**	5	\$200	
Fused Disc Sw	45%			2036	**	5	\$1,700	
Raceway								
Busway	10%			2024	\$104,300	1		
Conduit	40%			2026	\$417,000	1		
Conduit	50%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$95,900	5	\$2,000	
Molded Case Bkrs	50%			2025	\$479,300	5	\$11,300	
Molded Case Bkrs	40%			2042	**	5	\$9,000	
Wiring								
Braided Cloth	30%	2-4	\$481,800	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section Of The Building</i>								
Busway	10%			2024	\$160,600	1		
Thermoplastic	60%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2024		5	\$1,200	
Motor Control Center	40%			2024	\$757,400	5	\$9,400	
Motor Control Center	40%			2039	**	5	\$9,400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$12,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Broadway And 41st Street Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	75%			2039	**	1	\$198,200	
Automatic	25%			2024		1	\$66,100	

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	50%			2039	**	1	\$166,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (F- Plant)</i>								
<i>Explanation : One 1500 Kilowatt And Three 600 Kilowatts</i>								
Diesel	20%			2039	**	1	\$66,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (41st Street)</i>								
<i>Explanation : 671 Kilowatt</i>								
Diesel	20%			2039	**	1	\$66,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (Broadway)</i>								
<i>Explanation : 671 Kilowatts</i>								
Diesel	10%			2022		1	\$33,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (Baxter)</i>								
<i>Explanation : 400 Kilowatts</i>								
Batteries								
Lead/Acid	90%			2021	\$1,500	5	\$28,600	
Nickel Cadmium	10%			2020	\$200	5	\$19,100	
Fuel Storage								
Day Tank	20%			2025	\$13,300	5	\$31,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room (Baxter)</i>								
<i>Explanation : 275 Gallons</i>								
Day Tank	20%			2025	\$13,300	5	\$31,900	
Day Tank	20%			2048	**	5	\$31,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room, F - Plant</i>								
<i>Explanation : 4,000 Gallons</i>								
Main Tank	40%			2061	**	5	\$10,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : F - Plant</i>								
<i>Explanation : 12,000 Gallon Capacity</i>								

Lighting

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$393,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	46%			2026	\$6,941,600	10	\$362,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2031	**	10	\$15,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2026	\$22,500	10	\$300	
Incandescent	1%			2021	\$150,900	2	\$200	
Egress Lighting								
Emergency, Service	48%			2026	\$216,700	1		
Emergency, Battery	2%			2026	\$24,800	10	\$4,100	
Exit, LED	40%			2061	**	1		
Exit, Service	10%			2026	\$30,600	1		
Exterior Lighting								
HID	100%			2026	\$3,466,700	10	\$2,600	
Alarm								
Security System								
No Component	50%							
Generic	25%			2031	**	1	\$80,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	25%			2031	**	1	\$80,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Points</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$529,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Horns And Alarm Bells</i>								

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i> <i>Location : Fuel Conversion, Basement Boiler Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil</i>								
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$850,500	
<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i> <i>Location : 2 Units Are Removed, Total Replacement Is In Progress</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 4 Boilers, 2 Have Been Removed, Only 2 Units Are Operable</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2034	**	4	\$25,400	
<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Various Locations</i> <i>Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System</i>								
Central Plant Steam Piping/Pmp	40%	Now	\$291,000	2036	**	4	\$16,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> <i>Location : Vacuum Pumps And Return Lines, Various Areas</i> <i>Steam Traps Faulty, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2021	\$604,500	1	\$26,600	
Air Handler	45%	Now	\$108,800	2026	\$5,440,400	1	\$215,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> <i>Location : Pneumatic Control System, Various Areas</i>								
Convector/Radiator	25%			2031	**	1	\$69,300	
Fan Coil Unit/Heat	25%			2026	\$3,219,100	1	\$69,300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2029	\$6,811,100	1	\$650,600	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 4 Sets, Basement Chiller Room</i>						
		<i>Explanation : R-11 Reprigerant</i>						
Exterior Pkg Unit - Cooling	10%			2031	**	2	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : 5 Units Using 407a Refrigerant</i>						
Window/Wall Unit	10%			2021	\$179,200	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%	Now	\$33,000	2036	**	4	\$29,600	
		<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Return Line In Sub-basement And Basement</i>						
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2026	\$6,074,900	1	\$371,800	
No Component	30%							
Heat Rejection								
Water Cooling Tower	70%	Now	\$102,800	2024	\$2,055,600	2	\$484,000	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Insulation</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Piping At Roof</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : All The Valves, Roof</i>						
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$478,900	
Exhaust Fans								
Interior	80%			2026	\$2,447,100	2	\$21,000	
Roof	20%			2026	\$285,500	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	**	1		
Galvanized Steel	20%			2024	\$754,500	1		
Water Heater								
Oil Fired	10%			2024	\$71,400	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 2- Oil Fired Water Heaters Serve Emergency Decontamination Showers</i>						
No Component	90%							

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HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	Now	\$27,400	2026	\$1,369,200	4	\$84,900	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Circulation Pump, Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Both Tank System And Instantaneous System In Place</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2026	\$131,100	4	\$18,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%	Now	\$24,800	2026	\$247,600	4	\$34,200	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Motor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Not Accessible	100%							
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	95%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : (11) A, B, C, D, E, F Serves All Floors, (1) Freight Basement To 11th Floor</i>								
<i>Explanation : 12 Units</i>								
Hydraulic	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement To Basement</i>								
<i>Explanation : 1 Unit, For Freight</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$433,000	
Sprinkler								
No Component	15%							
Generic	85%			2036	**	1-2	\$204,500	

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

HEALTH AND HOSPITALS CORP. - 819
ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER
Asset # : 68

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2029	\$553,500	1	\$160,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fire Pump Room</i>					
			<i>Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System</i>					
Chemical System	Generic	100%			2024	\$27,900	1-3	\$3,700

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : GOUVERNEUR HEALTHCARE SERVICES
Address : 227 MADISON STREET @CLINTON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 / 2013
Area Sq Ft : 425,687 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 03-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,8,10,13,P14,P15,P16
Block : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$660,800	\$682,800
Interior Architecture	\$352,800	\$1,770,600
Electrical	\$47,400	\$437,900
Mechanical	\$954,500	\$161,100
Total	\$2,015,600	\$3,052,400
Importance Code A	\$660,800	\$682,800
Importance Code B	\$1,354,800	\$1,869,700
Importance Code C		\$499,900
Total	\$2,015,600	\$3,052,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$56,600	\$36,200	\$7,500
Interior Architecture		\$22,300		
Electrical	\$36,700	\$65,600	\$38,300	\$36,700
Mechanical	\$193,600	\$212,100	\$171,800	\$209,800
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$363,600	\$489,800	\$379,600	\$387,300
Importance Code A		\$70,400	\$36,200	\$7,500
Importance Code B	\$363,600	\$419,400	\$343,300	\$379,800
Importance Code C				
Total	\$363,600	\$489,800	\$379,600	\$387,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES
Asset # : 100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$58,400	
Masonry: Brick	3%	Now	\$37,700	LIFE	**	5	\$11,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Site Wall</i>								
Masonry: Brick Cavity	40%			LIFE	**	5	\$155,700	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$219,000	
Metal Panel	20%			2052	**	5-10	\$535,300	
Window Wall	4%			2046	**	5	\$58,400	
Windows								
Aluminum	95%			2042	**	5	\$45,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2035	**	10	\$14,800	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$28,700	
Metal/Glass Curt Wall	20%			2052	**	5	\$8,600	
Metal Panel	20%			2052	**	5	\$8,600	
Metal Rail	20%			2039	**	5-10	\$40,100	
Metal: Cage/Fence	15%			2043	**	5-10	\$12,900	
Roof								
Cast in Place Concrete	4%			LIFE	**			
IRMA/Protected Membrane	8%			2034	**	10	\$12,200	
IRMA/Protected Membrane	18%			2021	\$233,900	10	\$27,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 16th Floor</i>								
<i>Explanation : Mechanical Penthouse</i>								
Modified Bitumen	68%			2034	**	10	\$103,700	
Skylight, Metal/Glass	1%			2052	**	10	\$5,100	
Skylight, Plastic	1%			2043	**	1		
Interior								
Floors								
Carpet	7%			2027	\$608,500	3	\$66,900	
Cast in Place Concrete	15%			LIFE	**	5	\$209,100	
Ceramic Tile	20%			2039	**	5	\$127,400	
Quarry Tile	18%			2043	**	5	\$172,000	
Sheet Vinyl/Rubber	40%			2034	**	5	\$382,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High End Vinyl Flooring</i>								

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES
Asset # : 100

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Compressor Room</i>								
Ceramic Tile	5%			2039	**	5	\$57,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,100	
Glass: Single Pane	7%			LIFE	**	5	\$60,700	
Masonry: Brick	5%			LIFE	**			
Mosaic Tile	8%			LIFE	**			
Plaster	60%			LIFE	**	5	\$208,100	
Wood	5%			LIFE	**	5	\$231,200	
Ceilings								
AcousTileConcealSpLn	35%			2043	**	5	\$278,700	
AcousTileSusp.Lay-In	40%			2043	**	5	\$254,900	
Gypsum Board	25%			LIFE	**	5	\$199,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	**	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2046	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 500 Kilo-volt-ampere</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	**	5	\$2,200	
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$11,200	
Wiring								
Busway	20%			2046	**	1		
Thermoplastic	80%			2056	**	1		
Motor Controllers								
Locally Mounted	20%			2046	**	5	\$600	
Motor Control Center	80%			2046	**	5	\$9,300	

Ground**Grounding Devices**

Not Accessible	100%
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Stand-by Power

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

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES
Asset # : 100

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$131,000	
Generators								
Diesel	100%			2041	**	1	\$164,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room, Penthouse</i>						
		<i>Explanation : 1000 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$94,900	
Fuel Storage								
Day Tank	20%			2051	**	5	\$15,800	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 245 Gallons</i>						
Main Tank	80%			2066	**	5	\$10,000	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 7000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2036	**	10	\$234,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2036	**	10	\$156,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 And Compact</i>						
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, LED	50%			2066	**	1		
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$78,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam From Con Edison</i>						

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**HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES**

Asset # : 100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$25,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	20%			2051	**	4	\$4,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Central Plant Steam Piping/Pmp	80%			2056	**	4	\$25,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Air Handler	60%			2036	**	1	\$157,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 11 Units In Various Locations</i>								
<hr/>								
Air Handler	15%			2021	\$898,900	1	\$39,500	
<i>On Extended Life, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Ahu # 11, 12, 13 And 14</i>								
<hr/>								
Convactor/Radiator	25%			2046	**	1	\$34,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Air Conditioning								
Energy Source Utility Steam	100%			2052	**	1		
<hr/>								
Conversion Equipment Absorption Chiller/Steam/HW	100%			2035	**	1	\$460,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : 2 New Units And 1 Old Unit</i>								
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2056	**	4	\$31,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Air Handler/Cool/Ht	100%			2036	**	1	\$263,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 11 Units In Various Locations</i>								

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES
Asset # : 100

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Dry Cooler	10%			2036	**	2	\$29,600
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof (upper)</i>								
	Water Cooling Tower	90%			2031	**	2	\$385,600
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units On 4th Floor Roof.</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,400
Exhaust Fans								
	Interior	90%			2036	**	2	\$11,700
	Roof	10%			2036	**	2	\$1,300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2056	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$63,100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$13,500
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 New Units In The Basement</i>								
Sewage Ejector(s)								
	Compressed Air	100%			2056	**	4	\$6,500
Backflow Preventer								
	Generic	100%			2036	**	1	\$26,100
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) Basement To 13th Floor, (4) 1st To 5th Floor, (1) Basement To 14th Floor</i>								
<i>Explanation : 9 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2056	**	1-5	\$222,600
Sprinkler								
	Generic	100%			2056	**	1-2	\$119,200
Fire Pump								
	Generic	100%			2041	**	1	\$79,500
Chemical System								
	Generic	100%			2026	\$27,900	1-3	\$4,000

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

**HEALTH AND HOSPITALS CORP. - 819
 GOUVERNEUR HEALTHCARE SERVICES
 Asset # : 100**

Print Date : 20-Sep-2018 **HEALTH AND HOSPITALS CORP. - FY 2019**

Asset Name : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Address : 34 SPRING STREET @ MOTT ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 2013
Area Sq Ft : 17,127 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$512,200	
Interior Architecture	\$184,300	
Electrical		\$138,100
Mechanical		\$401,200
Total	\$696,500	\$539,300
Importance Code A	\$512,200	\$111,000
Importance Code B	\$143,100	\$428,300
Importance Code C	\$41,200	
Total	\$696,500	\$539,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,100	\$10,000		
Interior Architecture	\$900	\$1,300	\$1,700	
Electrical	\$10,800	\$12,900	\$300	\$400
Mechanical	\$34,500	\$18,100	\$4,200	\$3,000
Total	\$72,200	\$42,400	\$6,200	\$3,400
Importance Code A	\$27,800	\$11,800	\$1,700	\$1,700
Importance Code B	\$44,400	\$30,600	\$4,500	\$1,700
Importance Code C				
Total	\$72,200	\$42,400	\$6,200	\$3,400



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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$10,300	LIFE	**	5	\$9,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Copper/Terne	5%			2046	**	10	\$2,800	
Masonry: Brick	70%	Now	\$107,400	LIFE	**	5	\$16,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East, South, North Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, South, North Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$900	
Marble Panels	5%			LIFE	**	5	\$900	
Stucco Cement	10%			2031	**	5	\$5,900	
Windows								
Aluminum	80%			2034	**	5	\$3,100	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2034	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Cornice, Main Facade</i>								
Masonry: Brick	70%	Now	\$184,900	LIFE	**	5	\$3,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade, South Facade</i>								
Metal: Cage/Fence	15%	2-4	\$700	2031	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%			2031	**	5	\$1,100	

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

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$219,900	2036		**		
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Penetrations</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Debris on Roof, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Roofs</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exam Room 9</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Copper/Terne Metal Panel	12%			2041		**	10	\$6,500
	5%	Now	\$2,600	2039		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Medical Records</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Medical Records, Basement Below Bilco Doors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Medical Records</i>								
<i>Explanation : Roof Is Covered With Tar</i>								
Skylight, Metal/Glass	13%	0-2	\$8,900	2036		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exam Room 9</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE		**	5	\$19,000
Ceramic Tile	5%			2035		**	5	\$1,700
Vinyl Tile	40%			2031		**	3	\$5,200
Vinyl Tile	30%			2021	\$94,500		3	\$3,900
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd Floor Offices</i>								
Interior Walls								
Glass Block	5%			LIFE		**		
Masonry: Brick	25%	Now	\$41,200	LIFE		**		
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Medical Records Room</i>								
Plaster	70%			LIFE		**	5	\$4,200

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

HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2039	**	5	\$3,500	
Exposed Struc: Steel	5%			LIFE	**			
Masonry: Infill Arch	25%			LIFE	**			
Plaster	50%			LIFE	**	5	\$10,800	
Plaster	10%	Now	\$48,600	LIFE	**	5	\$2,200	

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%

Location : Electrical Room, Medical Records Room, Exam Room 11 And 12

Water Penetration, Extent : Moderate, Area Affected : 100%

Location : Electrical Room, Medical Records Room, Exam Room 11 And 12

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$2,700	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Rating Available

Raceway

Conduit	90%			2026	\$13,400	1		
Conduit	10%			2036	**	1		

Panelboards

Molded Case Bkrs	10%			2034	**	5		
Molded Case Bkrs	90%			2025	\$28,800	5	\$400	

Wiring

Thermoplastic	90%			2026	\$16,800	1		
Thermoplastic	10%			2036	**	1		

Motor Controllers

Locally Mounted	100%			2024	\$40,000	5	\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE	**	5	\$300	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Boiler Room

Explanation : Corroded And Connected With Main Water Pipe

Lighting

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

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

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	20%			2026	\$60,200	10	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	80%			2031	**	10	\$12,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting Emergency, Battery	50%			2026	\$12,300	10	\$2,100	
Exit, Service	50%			2026	\$3,100	1		
Exterior Lighting								
HID	20%			2026	\$13,800	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$11,100	1	\$1,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026	\$37,900	1-3	\$2,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 5,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2024	\$111,000	1	\$17,000	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$290,200	4	\$800	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Condensate Return / Boiler Feed Pumps Recently Replaced</i>						
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$5,500	
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2034	* *	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	5%	Now	\$32,100	2031	* *	2	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement Records Room, This Unit Is Required To Reduce Mold Growth In This Room</i>						
	Exterior Pkg Unit - Cooling	60%			2031	* *	2	\$600
	Window/Wall Unit	25%			2021	\$8,900	1	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main, This Equipment Is Not In Service And Not Required At This Time. The Roof Top Air Conditioning Unit Serves The Atrium Adequately</i>						
	Window/Wall Unit	10%			2021	\$3,600	1	
Heat Rejection								
	Dry Cooler	20%			2031	* *	2	\$2,400
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : No Insulation Observed On Exterior Of The Duct Work. Duct Work Should Be Insulated To Prevent Condensation</i>						
Exhaust Fans								
	Roof	10%			2026	\$2,800	2	\$100
	No Component	90%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Package Roof Top Air Conditioner Serves The Facility Mostly For Ventilation Requirements</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	* *	1	
Water Heater								
	Gas Fired	100%			2025	\$10,500	2	\$300
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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HEALTH AND HOSPITALS CORP. - 819
GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC
Asset # : 101

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2036	* *	1-2	\$1,200	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILION
Address : 15 WEST 136 STREET @FIFTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.020 / 103 **Yr Built/Renovated** : 1956 / 2014
Area Sq Ft : 149,729 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 10-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph
Block : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$172,100	\$189,200
Interior Architecture	\$1,016,200	\$1,116,800
Electrical	\$1,824,400	\$1,247,800
Mechanical	\$2,120,800	\$1,644,300
Total	\$5,133,500	\$4,198,200
Importance Code A	\$215,300	\$310,600
Importance Code B	\$4,918,200	\$3,850,200
Importance Code C		\$37,300
Total	\$5,133,500	\$4,198,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,200	\$1,000		
Interior Architecture	\$75,400	\$21,000		\$13,100
Electrical	\$14,600	\$47,200	\$17,000	\$21,600
Mechanical	\$104,800	\$55,000	\$81,700	\$35,400
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$244,500	\$159,700	\$134,200	\$105,600
Importance Code A	\$15,600	\$2,800	\$1,500	\$1,500
Importance Code B	\$176,800	\$156,800	\$132,700	\$104,100
Importance Code C	\$52,100			
Total	\$244,500	\$159,700	\$134,200	\$105,600



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILION
Asset # : 103

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	78%			LIFE	**	5	\$130,400	
Masonry: Brick	10%	Now	\$107,800	LIFE	**	5	\$16,700	
Masonry: Limestone	5%			LIFE	**	5	\$6,300	
Masonry: Marble	2%			LIFE	**	5	\$2,500	
Metal Panel	5%	Now	\$64,300	2056	**	5	\$15,700	
Windows								
Aluminum	100%			2051	**	5		
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$7,000	
Masonry: Limestone	5%	Now	\$5,600	LIFE	**	5	\$600	
Metal Panel	5%			2036	**	5	\$1,900	
Metal: Cage/Fence	20%	0-2	\$8,500	2031	**	5	\$6,500	
Roof								
Built-Up (BUR)	40%			2034	**	10	\$28,100	
Modified Bitumen	60%			2034	**	10	\$42,100	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$23,300	LIFE	**	5	\$45,900	
Ceramic Tile	5%	Now	\$43,400	2035	**	5	\$5,200	
Terrazzo	5%			LIFE	**	5	\$8,200	
Vinyl Tile	50%	Now	\$190,500	2026	\$952,400	3	\$39,300	
Vinyl Tile 9" X 9"	30%			2021	\$740,300	3	\$23,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$33,400	2035	**	5	\$5,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,000	
Gypsum Board	10%			LIFE	**	5	\$13,600	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$37,300	
SGFT/Glazed Masonry	10%	Now	\$18,700	LIFE	**			
Ceilings								
AcousTileConcealSpLn	10%			2031	**	5	\$26,200	
AcousTileSusp.Lay-In	40%			2031	**	5	\$83,800	
Exposed Concrete	10%			LIFE	**	5	\$3,300	
Metal Panel	15%			LIFE	**	5	\$39,300	
Plaster	25%			LIFE	**	5	\$32,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$42,000	5	\$800	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2026	\$156,700	5	\$800	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILION
Asset # : 103

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2026	\$146,200	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$200	
Molded Case Bkrs	75%			2042	**	5	\$3,000	
Molded Case Bkrs	20%			2034	**	5	\$800	
Wiring								
Braided Cloth	50%	2-4	\$128,000	2051	**	1		
Thermoplastic	20%			2046	**	1		
Thermoplastic	30%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2039	**	5	\$3,700	
Ground								
Grounding Devices Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$46,100	
Generators								
Diesel	100%			2039	**	1	\$58,000	
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$5,500	
Fuel Storage								
Day Tank	50%			2048	**	5	\$13,900	
Main Tank	50%			2061	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$1,578,600	10	\$82,400	
Fluorescent	35%			2034	**	10	\$48,100	
Fluorescent	4%			2026	\$105,200	10	\$5,500	
Incandescent	1%			2021	\$26,300	2		
Egress Lighting								
Emergency, Service	45%			2021	\$35,400	1		
Emergency, Battery	5%			2026	\$10,800	10	\$1,800	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	100%			2026	\$604,400	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$145,300	1	\$16,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$27,700	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILION
Asset # : 103

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2022	\$43,200	1	\$14,800	
Pres. Reducing Valve/LP Steam	80%			2029	\$79,400	5	\$7,100	
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$46,700	2051	**	4	\$1,500	
Central Plant Steam Piping/Pmp	80%	Now	\$203,000	2036	**	4	\$5,900	
Terminal Devices								
Air Handler	50%			2021	\$1,053,900	1	\$46,300	
Convactor/Radiator	50%	Now	\$240,700	2031	**	1	\$21,800	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	90%			2046	**	1		
Electricity	10%			2034	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2039	**	1	\$145,800	
Window/Wall Unit	10%			2020	\$31,200	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,700	2026	\$182,800	4	\$7,400	
Terminal Devices								
Air Handler/Cool/Ht	80%			2026	\$1,344,900	1	\$74,100	
No Component	20%							
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$150,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,500	
Exhaust Fans								
Interior	100%			2021	\$533,300	2	\$4,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$22,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL KOUNTZ PAVILION
Asset # : 103

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$3,200	
Sewage Ejector(s) Compressed Air	100%			2026	\$27,900	4	\$1,500	
Backflow Preventer Generic	100%			2034	**	1	\$9,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
Fire Suppression								
Standpipe Generic	100%			2046	**	1-5	\$75,500	
Sprinkler No Component Generic	90% 10%			2046	**	1-2	\$4,200	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION
Address : 506 LENOX AVENUE @W. 136 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2010
Area Sq Ft : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 13-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,15,17,18,ph
Block : 1733 **Lot** : 1 **BIN** : 1053899

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,886,700	\$1,232,100
Interior Architecture	\$1,780,600	\$1,556,400
Electrical	\$8,593,300	\$12,290,700
Mechanical	\$23,985,400	\$5,284,100
Total	\$36,246,000	\$20,363,300
Importance Code A	\$2,093,400	\$5,115,000
Importance Code B	\$34,152,700	\$15,002,600
Importance Code C		\$245,700
Total	\$36,246,000	\$20,363,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,400	\$30,700		
Interior Architecture	\$56,100		\$100,600	\$13,400
Electrical	\$107,300	\$119,100	\$113,000	\$132,600
Mechanical	\$898,500	\$216,700	\$406,600	\$196,100
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Total	\$1,273,000	\$544,200	\$797,800	\$519,800
Importance Code A	\$97,300	\$96,500	\$63,900	\$63,900
Importance Code B	\$1,146,500	\$447,700	\$733,900	\$456,000
Importance Code C	\$29,200			
Total	\$1,273,000	\$544,200	\$797,800	\$519,800



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$876,100	LIFE	**	5	\$437,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$8,200	
Metal Panel	5%			2046	**	5-10	\$187,900	
Marble Panels	10%	Now	\$515,400	LIFE	**	5	\$41,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2046	**	5	\$61,500	
Windows								
Aluminum	100%			2042	**	5	\$281,600	
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$4,100	
Masonry: Marble	20%	Now	\$86,200	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Metal Panel	5%	Now	\$33,400	2046	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Metal Rail	65%			2039	**	5-10	\$476,400	
Roof								
Modified Bitumen	95%			2031	**	10	\$217,000	
Paver: Asphalt	5%			2035	**	10	\$17,100	
Interior								
Floors								
Carpet	5%			2025	\$731,800	3	\$80,500	
Cast in Place Concrete	10%			LIFE	**	5	\$234,700	
Ceramic Tile	5%			2035	**	5	\$53,600	
Quarry Tile	5%			2039	**	5	\$80,500	
Terrazzo	10%			LIFE	**	5	\$83,800	
Vinyl Tile	55%			2031	**	3	\$221,300	
Vinyl Tile 9" X 9"	10%	Now	\$1,263,100	2036	**	3	\$40,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$58,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,400	
Glass: Single Pane	3%			LIFE	**	5	\$26,300	
Gypsum Board	15%			LIFE	**	5	\$105,300	
Marble Panels	2%			LIFE	**			
Plaster	40%			LIFE	**	5	\$140,400	
SGFT/Glazed Masonry	30%			LIFE	**			

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	\$278,300	2046	**	5	\$201,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%			2039	**	5	\$375,500	
Exposed Concrete	10%			LIFE	**	5	\$16,800	
Metal Panel	25%	Now	\$239,300	LIFE	**	5	\$335,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2026	\$168,000	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated At 6000 Amperes Each</i>								
Transformers								
Dry Type	50%			2024	\$8,400	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 5106a</i>								
<i>Explanation : 2-150 Kilo-volt-ampere, 2-112.5 Kilo-volt-ampere Serving The X-ray Equipment</i>								
Dry Type	50%			2031	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 225 Kilo-volt-ampere, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2026	\$543,300	5	\$3,000	
Fused Disc Sw	20%			2026	\$135,800	5	\$600	
Raceway								
Busway	5%			2024	\$41,700	1		
Conduit	80%			2026	\$667,300	1		
Conduit	15%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$800	
Fused Disc Sw	15%			2025	\$115,000	5	\$2,500	
Molded Case Bkrs	70%			2025	\$536,800	5	\$13,400	
Molded Case Bkrs	10%			2034	**	5	\$1,900	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$642,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2024	\$64,200	1		
Thermoplastic	25%			2026	\$321,200	1		
Thermoplastic	20%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2024		5	\$500	
Locally Mounted	10%			2031	**	5	\$500	
Motor Control Center	40%			2039	**	5	\$7,900	
Motor Control Center	20%			2024	\$303,000	5	\$4,000	
Variable Frequency Drive	20%			2039	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,700	
Stand-by Power								
Transfer Switches								
Automatic	50%			2024		1	\$111,800	
Automatic	50%			2043	**	1	\$111,800	
Generators								
Diesel	100%			2039	**	1	\$281,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 4- Emergency Generators Rated At 350kw Each.</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$26,900	
Fuel Storage								
Day Tank	50%			2048	**	5	\$66,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								
Main Tank	50%			2029	\$46,400	5	\$10,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- 20,000 Gallons Rated Capacity</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2021	\$7,556,400	10	\$394,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	35%			2026	\$4,407,900	10	\$230,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$629,700	10	\$32,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	45%			2026	\$169,600	1		
Emergency, Battery	5%			2026	\$51,700	10	\$8,700	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2026	\$2,934,600	10	\$2,200	
Lightning Protection								
Arresters/Cabling Generic	100%			2029	\$186,400	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Stacks Only</i>								
<i>Explanation : Lightning Rods In The Stacks Only</i>								
Alarm								
Security System								
No Component Generic	70%							
	30%			2026	\$705,300	1	\$81,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$448,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 4- 20,000 Tanks For #2 Oil</i>								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2022	\$206,700	1	\$70,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Serves Reheat System And Some Radiation</i>								
Steam Boiler	80%			2024	\$3,715,000	1	\$567,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$178,900	2034	**	4	\$14,100	
<i>Corroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Central Plant Steam Piping/Pmp	60%	Now	\$2,914,600	2036	**	4	\$21,200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	40%			2021	\$4,035,900	1	\$177,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	40%			2031	**	1	\$92,600	
Fan Coil Unit/Heat	20%	Now	\$214,900	2021	\$2,149,300	1	\$41,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Fan Coils Leaking</i>								
Air Conditioning								
Energy Source								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Existing Chillers Have Been Removed And Construction Is Underway In The Area</i>								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2036	**	1	\$265,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Exterior Pkg Unit - Cooling	20%			2026	\$1,162,200	2	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Split Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$87,500	2036	**	4	\$35,300	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$8,047,500	1	\$443,200	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Heat Rejection								
Air Cooled Condenser Unit	20%			2034	**	2	\$99,800	
Water Cooling Tower	80%	Now	\$653,500	2020	\$2,178,400	2	\$461,600	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Broken And Missing Baffles</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$399,700	
Exhaust Fans								
Interior	100%	Now	\$255,300	2021	\$2,552,800	2	\$17,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Boiler Room Makeup Air Fan</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$1,069,800	2036	**	1		
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves At Various Locations</i>								
HW Heat Exchanger								
Steam Fired	100%			2052	**	4	\$106,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 New Steam Driven Instantaneous Heaters With No Storage</i>								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Asset # : 102

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2031	**	4	\$15,400	
Sewage Ejector(s) Compressed Air	100%			2026	\$135,600	4	\$7,300	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Mechanical Equipment Room</i>					
Backflow Preventer Generic	100%			2031	**	1	\$43,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Meter Room</i>					
			<i>Explanation : Fire And Domestic</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (10) Basement To 18th Floor, (1) Basement To 2nd Floor</i>					
			<i>Explanation : Ten Units</i>					
Fire Suppression								
Standpipe Generic	100%			2046	**	1-5	\$361,400	
Sprinkler No Component Generic	70%			2046	**	1-2	\$60,200	
Chemical System Generic	100%			2021	\$27,900	1-3	\$3,700	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HARLEM HOSPITAL MURAL PAVILLION
Address : LENOX AVENUE AND W137 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.080 / 14779 **Yr Built/Renovated** : 2012 / 2015
Area Sq Ft : 260,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,PH
Block : 1734 **Lot** : 1 **BIN** : 1813319

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$830,000	\$722,000
Interior Architecture	\$150,600	\$470,300
Electrical		\$238,500
Mechanical	\$34,000	\$98,400
Total	\$1,014,500	\$1,529,100
Importance Code A	\$830,000	\$722,000
Importance Code B	\$184,600	\$575,300
Importance Code C		\$231,900
Total	\$1,014,500	\$1,529,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$11,600
Interior Architecture			\$35,100	
Electrical	\$25,500	\$25,500	\$34,000	\$26,100
Mechanical	\$77,400	\$38,400	\$153,900	\$35,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$120,600	\$81,700	\$240,800	\$91,000
Importance Code A		\$7,700	\$900	\$11,600
Importance Code B	\$120,600	\$73,900	\$239,900	\$79,400
Importance Code C				
Total	\$120,600	\$81,700	\$240,800	\$91,000



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
Asset # : 14779

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	50%			2052	**	5-10	\$709,500	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Building Completed In 2012</i>								
Window Wall	40%			2052	**	5	\$309,600	
Window Wall	10%			2052	**	5	\$77,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Mural Wall</i>								
Windows								
Aluminum	85%			2048	**	5	\$23,100	
Metal Louvers	15%			2039	**	10	\$25,500	
Parapets								
Metal Panel	75%			2052	**	5	\$112,900	
Metal Rail	15%			2043	**	5-10	\$105,400	
Granite Panels	10%			LIFE	**	5	\$4,300	
Roof								
IRMA/Protected Membrane	10%			2034	**	10	\$11,100	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Sections Over Fifth And First Floors</i>								
Single Ply Membrane	80%			2034	**	10	\$88,900	
Sloped Glazing	10%			LIFE	**	5	\$148,200	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$87,800	
Ceramic Tile	5%			2039	**	5	\$20,100	
Vinyl Tile	70%			2034	**	3	\$105,400	
Under Construction	15%							
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$26,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$21,300	
Glass: Single Pane	10%			LIFE	**	5	\$40,000	
Gypsum Board	60%			LIFE	**	5	\$191,900	
Under Construction	15%							
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$301,100	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$25,100	
Under Construction	15%							
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
Asset # : 14779

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Over 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2052	**	3	\$800
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Available Nameplate Ratings</i>					
	Transformers							
	Dry Type	100%			2043	**	3	\$1,400
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1500 Kva, 208/4160 Volts</i>					
	Switchgear / Switchboard							
	Fused Disc Sw	100%			2052	**	3	\$1,700
	Feeders							
	Cable	100%			2048	**	1	
	Raceway							
	Conduit	100%			2052	**	1	
Under 600 Volts								
	Service Equipment							
	Air Circuit Breaker	30%			2052	**	5	\$400
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Low Voltage Power Circuit Breakers (lvpcb) Rated At 5000 Amperes Each</i>					
	Fused Disc Sw	70%			2052	**	5	\$800
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 4- Main Service Disconnect Switches Rated At 4000 Amperes Each</i>					
	Transformers							
	Dry Type	100%			2043	**	5	\$1,000
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 5- 300 Kva, 2- 200 Kva, 208/480 Volts</i>					
	Switchgear / Switchboard							
	Air Circuit Breaker	10%			2052	**	5	\$100
	Fused Disc Sw	50%			2052	**	5	\$600
	Molded Case Bkrs	40%			2052	**	5	\$2,700
	Raceway							
	Conduit	100%			2052	**	1	
	Wiring							
	Thermoplastic	100%			2052	**	1	
	Motor Controllers							
	Locally Mounted	20%			2043	**	5	\$400
	Variable Frequency Drive	80%			2043	**		
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$3,800
Stand-by Power								

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

Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
Asset # : 14779

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$80,000	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$226,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2034	**	10	\$11,900	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$29,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Lobbys And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$160,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2052	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Provided From Adjacent Martin Luther King Building</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$15,400	
Distribution								
Central Plant Steam Piping/Pmp	100%			2056	**	4	\$19,200	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
Asset # : 14779

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	80%			2036	**	1	\$128,600	
Convactor/Radiator	20%			2046	**	1	\$16,800	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2036	**	2	\$15,100	
No Component	5%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$338,300	
Heat Rejection								
Air Cooled Condenser Unit	25%			2036	**	2	\$45,300	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,000	
Exhaust Fans								
Interior	80%			2036	**	2	\$6,400	
Roof	20%			2036	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
HW Heat Exchanger								
Steam Fired	100%			2056	**	4	\$38,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$8,200	
Sewage Ejector(s)								
Compressed Air	100%			2056	**	4	\$3,900	
Backflow Preventer								
Generic	100%			2036	**	1	\$15,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 6th Floor, (1) Basement To 7th Floor, (2) 1st To 6th Floor</i>								
<i>Explanation : Total 5 Units.</i>								
Fire Suppression								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL MURAL PAVILLION
Asset # : 14779

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2056	* *	1-5	\$135,900
	Sprinkler							
	Generic	100%			2056	* *	1-2	\$72,800
	Fire Pump							
	Generic	100%			2041	* *	1	\$48,600

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HARLEM HOSPITAL OLD NURSES RESIDENCE
Address : 27 WEST 136 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.060 / 124 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 24,275 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1734 **Lot** : 1 **BIN** : 1082171

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,827,500	\$144,600
Interior Architecture	\$656,400	\$101,700
Electrical	\$525,900	\$85,700
Mechanical	\$82,300	\$722,600
Total	\$3,092,000	\$1,054,500
Importance Code A	\$1,827,500	\$144,600
Importance Code B	\$1,152,200	\$808,300
Importance Code C	\$112,300	\$101,700
Total	\$3,092,000	\$1,054,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,100			
Interior Architecture	\$103,100			\$4,300
Electrical	\$13,000	\$31,500	\$800	\$700
Mechanical	\$57,800	\$4,600	\$1,800	\$1,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$198,900	\$41,000	\$7,600	\$11,300
Importance Code A	\$20,800			
Importance Code B	\$147,700	\$41,000	\$7,600	\$11,300
Importance Code C	\$30,500			
Total	\$198,900	\$41,000	\$7,600	\$11,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL OLD NURSES RESIDENCE

Asset # : 124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$344,600	LIFE	**	5	\$35,600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$46,400	2046	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$624,300	LIFE	**	5	\$38,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$421,800	2051	**	5	\$70,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$20,100	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Copings</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Copings</i>								
Masonry: Brick	90%	Now	\$109,400	LIFE	**	5	\$4,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls</i>								

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

HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL OLD NURSES RESIDENCE

Asset # : 124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$178,600	2036		**		
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$102,300	2056		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Skylight Adjacent To Stair Bulkhead</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Adjacent To Stair Bulkhead</i>								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$21,300	LIFE		**	5	\$14,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$22,100	2035		**	5	\$1,100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	80%	Now	\$309,600	2036		**	3	\$12,800
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$30,500	2029	\$101,700		5	\$1,700
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout Toilet Rooms</i>								
Plaster	95%	Now	\$112,300	LIFE		**	5	\$19,600
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, 4th Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 4th Floor And Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL OLD NURSES RESIDENCE**

Asset # : 124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$55,200	2046	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor</i>								
Exposed Concrete	10%	Now	\$29,300	LIFE	**	5	\$700	
<i>Spalling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 5th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations 5th Floor</i>								
Plaster	75%	Now	\$179,200	LIFE	**	5	\$20,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fourth Floor And Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Fourth Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$37,700	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$32,000	5	\$600	
Wiring								
Braided Cloth	80%	2-4	\$44,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$11,000	1		
Motor Controllers								
Locally Mounted	80%			2024	\$48,000	5	\$100	
Locally Mounted	20%	2-4	\$12,000	2046	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$383,900	10	\$20,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$2,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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**HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL OLD NURSES RESIDENCE**

Asset # : 124

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

Lighting

Egress Lighting

Emergency, Service

50%

2021

\$6,400

1

Exit, Service

50%

2021

\$4,300

1

Exterior Lighting

HID

100%

2021

\$98,000

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2026

\$23,600

1

\$2,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$4,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns*

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

Heating

Energy Source

Plant Campus Steam /

100%

2036

* *

1

PRV

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Provided From Adjacent Building*

Conversion Equipment

Pres. Reducing

100%

2035

* *

5

\$1,400

Valve/LP Steam

Distribution

Central Plant Steam

100%

Now

\$82,300

2026

\$411,300

4

\$1,200

Piping/Pmp

*Leak Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Terminal Devices

Convactor/Radiator

100%

Now

\$26,000

2024

\$130,100

1

\$7,100

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Various Locations*

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL OLD NURSES RESIDENCE

Asset # : 124

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
	Conversion Equipment							
	Window/Wall Unit	60%			2020	\$30,400	1	
	No Component	40%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2026	\$181,200	1	
	Water Heater							
	Electric	100%			2024	\$21,400	4	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2031	**	1	\$1,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2046	**	1-5	\$12,200

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Address : 16 WEST 137 STREET @LENOX-FIFTH AVES.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.070 / 4366 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 121,912 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,150,300	\$244,300
Interior Architecture		\$265,500
Electrical		\$2,934,700
Mechanical	\$78,600	\$2,244,600
Total	\$1,228,800	\$5,689,100
Importance Code A	\$1,150,300	\$372,600
Importance Code B	\$78,600	\$5,212,900
Importance Code C		\$103,600
Total	\$1,228,800	\$5,689,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,400	\$700	\$4,900	
Interior Architecture	\$25,100		\$11,400	
Electrical	\$27,100	\$16,100	\$12,600	\$11,900
Mechanical	\$77,900	\$53,900	\$83,500	\$40,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$156,100	\$90,500	\$132,100	\$72,000
Importance Code A	\$9,400	\$4,000	\$7,900	\$3,000
Importance Code B	\$146,800	\$86,500	\$124,200	\$69,000
Importance Code C				
Total	\$156,100	\$90,500	\$132,100	\$72,000



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Asset # : 4366

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick Cavity	60%			LIFE	**	5	\$77,900		
Metal Panel	20%			2046	**	5-10	\$178,600		
Stucco Cement	5%			2039	**	5	\$16,200		
Window Wall	15%			2046	**	5	\$73,100		
Windows									
Aluminum	95%			2042	**	5	\$9,800		
Metal Louvers	5%			2035	**	10	\$3,200		
Parapets									
Masonry: Brick Cavity	65%			LIFE	**	5	\$5,000		
Metal Panel	5%			2046	**	5	\$1,500		
Stucco Cement	30%	Now	\$6,400	2039	**	5	\$3,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Interior Face</i>									
Roof									
Modified Bitumen	100%	0-2	\$1,065,000	2036	**				
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over 4th Floor</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	**	5	\$59,900		
Ceramic Tile	5%			2035	**	5	\$9,100		
Terrazzo	30%			LIFE	**	5	\$42,800		
Vinyl Tile	50%			2031	**	3	\$34,200		
Interior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$20,700		
Glass: Single Pane	2%			LIFE	**	5	\$5,200		
Gypsum Board	50%			LIFE	**	5	\$103,600		
Metal Panel	5%			LIFE	**				
SGFT/Glazed Masonry	28%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	65%	2-4	\$20,500	2039	**	5	\$59,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Office In Penthouse</i>									
Exposed Struc: Steel	20%			LIFE	**				
Gypsum Board	15%			LIFE	**	5	\$34,200		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Asset # : 4366

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated 1 At 2000 Amperes, 2 At 1200 Amperes And 1 At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2036	**	5	\$100	
Molded Case Bkrs	90%			2036	**	5	\$2,900	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$300	
Molded Case Bkrs	90%			2034	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	5%			2031	**	5		
Motor Control Center	95%			2031	**	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$37,500	
Generators								
Diesel	100%			2029	\$188,600	1	\$47,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,600	5	\$27,200	
Fuel Storage								
Day Tank								
	50%			2034	**	5	\$11,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 60 Gallon Capacity</i>								
Main Tank								
	50%			2041	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1000 Gallon Capacity</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Asset # : 4366

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2026	\$2,035,100	10	\$106,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$107,100	10	\$5,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2026	\$32,100	1		
Exit, Service	50%			2026	\$21,700	1		
Exterior Lighting								
HID	100%			2026	\$492,100	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$13,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$22,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways , Basement And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Martin Luther King Building</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gallon Tanks For #2</i>								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Asset # : 4366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2029	\$87,900	1	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils</i>								
Pres. Reducing Valve/LP Steam	50%			2029	\$40,400	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Serves Steam Fed Coils And Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2042	**	4	\$3,000	
Central Plant Steam Piping/Pmp	50%			2046	**	4	\$3,000	
Terminal Devices								
Air Handler	50%			2031	**	1	\$37,700	
Convactor/Radiator	40%			2039	**	1	\$15,800	
Fan Coil Unit/Heat	10%			2031	**	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2029	\$1,243,100	1	\$118,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : R-22</i>								
Interior Pkg Unit - Cooling	10%			2027	\$456,300	2	\$700	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$6,000	
Terminal Devices								
Air Handler/Cool/Ht	90%			2031	**	1	\$67,900	
Fan Coil - 4 Pipe	10%			2031	**	1	\$3,900	
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	**	2	\$8,500	
Water Cooling Tower	90%			2024	\$416,900	2	\$110,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG
Asset # : 4366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	90%			2031	**	2	\$3,400
	Roof	10%			2031	**	2	\$400
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2046	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2046	**	4	\$12,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 2 Units Each With 250 Gallon Tanks</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$12,700	LIFE	**	1	
				<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Near Roof Area.</i>				
	Sump Pump(s)							
	Submersible	100%			2020	\$4,100	4	\$3,900
	Sewage Ejector(s)							
	Electric	100%			2031	**	4	\$4,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Duplex Sets</i>				
	Backflow Preventer							
	Generic	100%			2031	**	1	\$7,500
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : (3) 1st To 4th Floor, (1) Basement To 4th Floor, (1) Basement To Penthouse</i>				
				<i>Explanation : Five Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2046	**	1-5	\$61,500
	Sprinkler							
	Generic	100%			2046	**	1-2	\$34,200
	Fire Pump							
	Generic	100%			2022	\$78,600	1	\$22,800

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HARLEM HOSPITAL WOMEN'S PAVILION
Address : 16 WEST 137 STREET @FIFTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0008.030 / 2599 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 138,165 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 11-Mar-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,ph
Block : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,991,900	\$178,200
Interior Architecture	\$632,700	\$1,719,800
Electrical	\$3,264,700	\$1,605,700
Mechanical	\$1,496,400	\$3,498,900
Total	\$8,385,700	\$7,002,600
Importance Code A	\$2,991,900	\$311,800
Importance Code B	\$5,244,800	\$6,630,000
Importance Code C	\$149,000	\$60,800
Total	\$8,385,700	\$7,002,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$30,700	\$3,800		\$11,500
Electrical	\$25,800	\$16,500	\$13,500	\$13,500
Mechanical	\$43,800	\$27,100	\$25,700	\$9,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$123,900	\$71,100	\$62,800	\$57,700
Importance Code A		\$300		
Importance Code B	\$123,900	\$70,800	\$62,800	\$57,700
Total	\$123,900	\$71,100	\$62,800	\$57,700



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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$410,000	LIFE	**	5	\$63,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners, Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, South Facade</i>								
Masonry: Limestone	10%	Now	\$82,500	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	15%	Now	\$179,900	2051	**	5	\$10,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Steel	85%	Now	\$614,600	2042	**	5	\$114,700	1
<i>Air Infiltration, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$402,100	LIFE	**	5	\$21,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$60,800	LIFE	**	5	\$3,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Limestone	10%	Now	\$182,300	LIFE	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner Of 9th Floor Parapet</i>								
Roof								
Built-Up (BUR)	60%	Now	\$614,200	2036	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over 8th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	37%	Now	\$378,800	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$66,900	2036	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stairwells</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stairwells</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairwells</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$44,700	
Ceramic Tile	5%	Now	\$42,300	2029	\$211,700	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Toilet Rooms</i>								
Paver: Asphalt	5%			2029	\$399,600	5	\$15,300	
Raised Access Floor	5%			2035	**	5	\$38,300	
Terrazzo	15%	Now	\$76,200	LIFE	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 8th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained From Extensive Water Damage</i>								
Vinyl Tile	45%			2026	\$835,700	3	\$46,000	
Vinyl Tile	15%			2021	\$278,600	3	\$11,500	
Interior Walls								
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$43,400	
Plaster	20%	Now	\$149,000	LIFE	**	5	\$17,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 8th Floor</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	60%			2039	**	5	\$122,600	
Metal Panel	5%	Now	\$36,500	LIFE	**	5	\$12,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor Safety Department Wing</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 6th Floor Safety Department Wing</i>								
Plaster	35%	Now	\$50,200	LIFE	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$42,000	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
<hr/>								
Transformers								
Dry Type	100%			2024	\$16,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 450 Kva, 208/120 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2026	\$141,000	5	\$500	
Molded Case Bkrs	10%			2026	\$15,700	5	\$400	
<hr/>								
Raceway								
Conduit	100%			2026	\$162,400	1		
<hr/>								
Panelboards								
Molded Case Bkrs	95%			2025	\$121,400	5	\$3,500	
Molded Case Bkrs	5%			2034	**	5	\$200	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$179,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2026	\$51,200	1		
Thermoplastic	10%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Locally Mounted	20%	2-4	\$56,000	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Locally Mounted	50%			2024	\$139,900	5	\$500	
Motor Control Center	20%			2024	\$47,300	5	\$800	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$24,000	1	\$42,500	
<hr/>								
Generators								
Diesel	100%			2022	\$188,600	1	\$53,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 700 Kw</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$5,100	

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Day Tank	50%			2025	\$5,400	5	\$12,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 60 Gallons Rated Capacity</i>					
Main Tank	50%			2061	**	5	\$2,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 5000 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting Fluorescent	30%			2026	\$728,300	10	\$38,000	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	67%			2021	\$1,626,600	10	\$84,900	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	3%			2021	\$72,800	10	\$3,800	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Egress Lighting								
Emergency, Service	50%			2021	\$36,300	1		
Exit, Service	50%			2026	\$24,600	1		
Exterior Lighting								
HID	100%			2021	\$557,700	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$134,000	1	\$15,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2021	\$458,900	1-3	\$25,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells And Horns, Manual Pull Stations</i>					

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Martin Luther King Building</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4- 20,000 Gallon Tanks For #2 Oil</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	\$91,600	5	\$8,200	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$117,100	2026	\$2,341,100	4	\$6,800	
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	0-2	\$389,000	2036	**	1	\$15,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	80%			2031	**	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Manual Control</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2020	\$517,200	2	\$800	
Exterior Pkg Unit - Cooling	10%			2021	\$112,000	2	\$800	
Window/Wall Unit	70%			2020	\$201,800	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$36,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2026	\$25,100	2	\$9,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$15,400	
No Component	80%							

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HEALTH AND HOSPITALS CORP. - 819
HARLEM HOSPITAL WOMEN'S PAVILION
Asset # : 2599

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	10%	Now	\$49,200	2036	**	2	\$300
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Roof	15%	Now	\$34,400	2036	**	2	\$500
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	No Component	75%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2026	\$1,031,100	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$110,100	2036	**	4	\$13,700
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Nurses Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Nurses Building Boiler Room</i>								
<i>Explanation : Located In Adjacent Building</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Compressed Air	100%			2046	**	4	\$1,400
Backflow Preventer								
	Generic	100%			2026	\$35,200	1	\$8,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Service</i>								
<i>Explanation : Located Away From Water Entry Point</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Gear Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 8th Floor, (1) Basement To 7th Floor</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$69,700
Sprinkler								
	No Component	95%						
	Generic	5%			2046	**	1-2	\$1,900

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Address : 1879 MADISON AVE @ E.121 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0020.010 / 14738 **Yr Built/Renovated** : 1984 / 2013
Area Sq Ft : 268,259 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7,PT1,PH
Block : 1747 **Lot** : 35 **BIN** : 1077376

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$693,500	\$386,700
Interior Architecture	\$806,100	\$965,900
Electrical		\$1,242,900
Mechanical	\$592,400	\$6,798,600
Total	\$2,092,000	\$9,394,100
Importance Code A	\$693,500	\$386,700
Importance Code B	\$1,033,400	\$8,820,900
Importance Code C	\$365,100	\$186,600
Total	\$2,092,000	\$9,394,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,600			
Interior Architecture	\$20,000	\$32,600	\$26,700	\$20,100
Electrical	\$67,200	\$43,700	\$52,300	\$45,300
Mechanical	\$150,800	\$101,900	\$167,900	\$86,000
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$315,000	\$219,700	\$288,300	\$192,900
Importance Code A	\$50,200	\$14,600	\$14,600	\$14,600
Importance Code B	\$244,800	\$205,100	\$247,000	\$178,300
Importance Code C	\$20,000		\$26,700	
Total	\$315,000	\$219,700	\$288,300	\$192,900



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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%	Now	\$43,900	LIFE	**	5	\$2,600	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rooms 1-122 And 1-124</i>								
Masonry: Brick Cavity	88%			LIFE	**	5	\$363,300	
Window Wall	10%	Now	\$212,200	2049	**	5	\$38,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Side Exit At 122nd Street</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Side Exit At 122nd Street</i>								
<i>Explanation : Severe Condensation Forms At Window Wall</i>								
Windows								
Aluminum	95%			2045	**	5	\$25,900	
Metal Louvers	5%			2038	**	10	\$8,500	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$199,500	
Metal Rail	20%			2042	**	5-10	\$140,600	
Pre-Cast Concrete	5%	Now	\$7,400	LIFE	**	5	\$12,200	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Southeast Corner Of Building</i>								
Roof								
Single Ply Membrane	100%			2034	**	10	\$111,100	
Soffits								
Metal Panel	30%			2049	**	5-10	\$14,500	
Stucco Cement	70%	0-2	\$15,200	2042	**	5	\$6,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Into Room 1-115d</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$263,500	
Ceramic Tile	10%			2038	**	5	\$40,200	
Sheet Vinyl/Rubber	5%			2034	**	5	\$30,100	
Traffic Topping	5%	0-2	\$53,200	2024	\$266,200	5	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%			2039	**	3	\$97,900	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$53,300	
Concrete Masonry Unit	20%			LIFE	**	5	\$85,300	
Glass: Single Pane	5%			LIFE	**	5	\$40,000	
Gypsum Board	45%			LIFE	**	5-10	\$407,800	
Plaster	20%			LIFE	**	5-10	\$90,600	

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2049	**	5	\$281,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$80,300	
Gypsum Board	20%			LIFE	**	5-10	\$276,000	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 3000 Amperes Each</i>								
Transformers								
Dry Type	100%			2034	**	5	\$1,000	
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$1,200	
Raceway								
Conduit	70%			2049	**	1		
Conduit	30%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$600	
Molded Case Bkrs	30%			2037	**	5	\$2,100	
Molded Case Bkrs	60%			2045	**	5	\$4,200	
Wiring								
Thermoplastic	70%			2049	**	1		
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	30%			2042	**	5	\$500	
Variable Frequency Drive	70%			2042	**			
Ground								

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$7,900	
Stand-by Power								
Transfer Switches Automatic	100%			2042	**	1	\$82,500	
Generators								
Diesel	100%			2038	**	1	\$103,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$9,900	
Fuel Storage								
Day Tank	50%			2045	**	5	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof At Generator</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2029	\$942,700	10	\$49,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Older Section</i>								
Fluorescent	70%			2034	**	10	\$172,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$12,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Fluorescent	5%			2034	**	10	\$12,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$9,100	

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	80%			2034	**	10	\$19,600	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Perimeter</i>							
HID	5%			2029	\$54,100	10		
LED	15%			2034	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Building Perimeter</i>							
	<i>Explanation : LED Lighting</i>							
Alarm								
Security System Generic	100%			2034	**	1	\$100,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection Generic, Digital	100%			2034	**	1-3	\$165,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns And Alarm Bells</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Hot Water Boiler	75%			2042	**	1	\$99,500	
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
Hot Water Boiler	15%			2042	**	1	\$19,900	
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 1 Unit</i>							
Steam Boiler	10%			2042	**	1	\$26,600	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Hot Wtr Piping/Pump	100%			2045	**	4	\$19,800	
Terminal Devices Air Handler	40%			2034	**	1	\$66,400	
Air Handler	40%			2029	\$1,510,600	1	\$66,400	
Fan Coil Unit/Heat	20%			2034	**	1	\$17,300	

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	40%			2045	**	1		
Natural Gas	60%			2049	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	60%			2029	\$3,336,000	1	\$174,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Reciprocating Compr/Chiller	40%			2034	**	1	\$49,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 2 Set Of Multi-stacks, Penthouse</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$19,800	
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	**	1	\$82,900	
Air Handler/Cool/Ht	50%			2029	\$1,506,000	1	\$82,900	
Heat Rejection								
Air Cooled Condenser Unit	40%			2034	**	2	\$74,700	
Water Cooling Tower	60%			2030	**	2	\$162,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$236,800	
Exhaust Fans								
Interior	80%			2034	**	2	\$6,600	
Roof	20%			2034	**	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$163,800	2	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Penthouse</i>								
<i>Explanation : 4 Units, No Capacities</i>								
HW Heat Exchanger								
HTHW/HW	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Penthouse</i>								
<i>Explanation : 4 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - LONG TERM ACUTE CARE
Asset # : 14738

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sump Pump(s)	Non-Submersible	100%			2034	**	4	\$5,700
Sewage Ejector(s)	Electric	50%	0-2	\$800	2029	\$38,700	4	\$5,300
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
	Electric	50%			2029	\$38,700	4	\$8,000
Backflow Preventer	Generic	100%			2029	\$68,200	1	\$16,400
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 7th Floor, Penthouse; Four Units From Basement To 7th Floor</i>					
			<i>Explanation : 6 Units</i>					
Fire Suppression								
Standpipe	Generic	100%			2049	**	1-5	\$135,200
Sprinkler	Generic	100%	0-2	\$526,000	2049	**	1-2	\$65,100
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof Tank</i>					
Fire Pump	Generic	100%			2032	**	1	\$50,100
Chemical System	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Address : 1752 PARK AVE. @ E.121 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0020.000 / 14737 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 134,953 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 12-Jul-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,Ph
Block : 1747 **Lot** : 70 **BIN** : 1088883

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$346,900	\$850,400
Interior Architecture	\$458,400	\$266,800
Electrical		\$123,800
Mechanical	\$33,400	\$82,400
Total	\$838,800	\$1,323,500
Importance Code A	\$346,900	\$850,400
Importance Code B	\$219,700	\$348,200
Importance Code C	\$272,200	\$124,800
Total	\$838,800	\$1,323,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,200			
Interior Architecture	\$83,000		\$25,900	\$27,400
Electrical	\$34,500	\$22,000	\$27,800	\$23,600
Mechanical	\$68,000	\$47,500	\$73,200	\$40,800
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$233,200	\$99,000	\$156,500	\$121,400
Importance Code A	\$25,500	\$7,300	\$7,300	\$7,300
Importance Code B	\$167,000	\$91,700	\$149,100	\$96,700
Importance Code C	\$40,700			\$17,300
Total	\$233,200	\$99,000	\$156,500	\$121,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$11,400	
Metal Panel	35%			2049	**	5-10	\$437,900	
Pre-Cast Concrete	50%			LIFE	**	5	\$591,500	
Window Wall	10%			2049	**	5	\$68,200	
Windows								
Aluminum	90%			2045	**	5	\$24,900	
Metal Louvers	10%			2038	**	10	\$17,300	
Parapets								
Metal Panel	30%			2049	**	5	\$15,800	
Metal Rail	10%			2049	**	5-10	\$24,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$102,400	
Roof								
Single Ply Membrane	100%			2039	**	10	\$65,600	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$132,600	
Ceramic Tile	10%			2038	**	5	\$20,200	
Traffic Topping	5%			2034	**	5	\$12,600	
Vinyl Tile	55%			2034	**	3	\$41,700	
Vinyl Tile	10%			2034	**	3	\$7,600	
Wood	5%			2057	**	5	\$18,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : This Component Is Actually Laminated Wood Flooring.</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$43,300	
Ceramic Tile	10%			2038	**	5	\$34,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$55,500	
Glass: Single Pane	5%			LIFE	**	5	\$26,000	
Gypsum Board	60%			LIFE	**	5-10	\$353,600	
Ceilings								
AcousTileSusp.Lay-In	75%			2042	**	5	\$151,500	
Exposed Concrete	10%			LIFE	**	5-10	\$25,200	
Exposed Struc: Steel	5%			LIFE	**	10	\$20,200	
Gypsum Board	10%			LIFE	**	5-10	\$69,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2042	**	5	\$500	
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$600	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	15%			2045	**	5	\$500	
Molded Case Bkrs	85%			2045	**	5	\$3,000	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$200	
Variable Frequency Drive	80%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$41,500	
Generators								
Diesel	100%			2038	**	1	\$52,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$5,000	

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$12,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 275 Gallon Capacity</i>							
Main Tank	50%			2057	**	5	\$2,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 20,000 Gallons Rating Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	35%			2034	**	10	\$43,300	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2034	**	10	\$6,200	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Spaces</i>							
Fluorescent	60%			2034	**	10	\$74,300	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$4,600	
Exterior Lighting								
Fluorescent	80%			2034	**	10	\$9,900	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Building Perimeter</i>							
Fluorescent	5%			2034	**	10	\$600	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Loading Dock Area</i>							
LED	15%			2034	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Building Perimeter</i>							
	<i>Explanation : LED Lighting</i>							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$4,000	
Alarm								
Security System								
Generic	100%			2034	**	1	\$50,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance System</i>							

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY

Asset # : 14737

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2034

**

1-3

\$83,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells

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

Heating

Energy Source

Natural Gas

100%

2049

**

1

Conversion Equipment

Hot Water Boiler

90%

2042

**

1

\$60,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 3 Units. (2 For Heating, 1 For Both Heating And Domestic Hot Water) 3 Heat Exchangers

Steam Boiler

10%

2042

**

1

\$13,400

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100%

2045

**

4

\$10,000

Terminal Devices

Air Handler

80%

2034

**

1

\$66,800

Fan Coil Unit/Heat

20%

2034

**

1

\$8,700

Air Conditioning

Energy Source

Electricity

100%

2045

**

1

Conversion Equipment

Reciprocating

100%

2034

**

1

\$62,600

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Multistacks Sets, Penthouse

Distribution

CW & CHW Wtr

100%

2049

**

4

\$10,000

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2034

**

1

\$83,500

Heat Rejection

Air Cooled Condenser

100%

2034

**

2

\$94,000

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$119,100

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HEALTH AND HOSPITALS CORP. - 819
HENRY J. CARTER SPECIALTY HOSPITAL - NURSING FACILITY
Asset # : 14737

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	85%			2034	**	2	\$3,500	
Roof	15%			2034	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$82,400	2	\$2,000	
HW Heat Exchanger								
HTHW/HW	100%			2049	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$5,400	
Backflow Preventer								
Generic	100%			2034	**	1	\$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Two Units From 1st To 5th Floor, One Unit From Cellar To 6th Floor And Penthouse, One Unit From Cellar To 6th Floor</i>						
		<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : One Unit From Cellar To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$68,000	
Sprinkler								
Generic	100%			2049	**	1-2	\$37,800	
Fire Pump								
Generic	100%			2038	**	1	\$25,200	
Chemical System								
No Component	98%							
Generic	2%			2027	\$600	1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Elevator Machine Room, Kitchen Hood</i>						
		<i>Explanation : Fm-200 For Elevator Machine Room, Chemical System r-102 For Kitchen Hood</i>						

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : IDA G. ISRAEL COMM HEALTH CENTER
Address : 2925 WEST 19 STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0021.000 / 14935 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,325 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 16-May-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 7061 **Lot** : 16 **BIN** : 3414199

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$41,100
Total		\$41,100
Importance Code A		\$41,100
Total		\$41,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,700		\$500	
Interior Architecture	\$39,900		\$9,600	\$8,100
Electrical	\$1,000	\$1,200	\$1,200	\$1,000
Mechanical	\$9,700	\$1,500	\$6,400	\$1,500
Site Enclosure	\$2,200			
Total	\$79,500	\$2,700	\$17,700	\$10,600
Importance Code A	\$27,400	\$700	\$1,200	\$700
Importance Code B	\$20,100	\$2,000	\$16,500	\$9,200
Importance Code C	\$32,000			\$700
Total	\$79,500	\$2,700	\$17,700	\$10,600



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,900	
Masonry: Brick	73%			LIFE	**	5	\$30,100	
Stucco Cement	2%			2042	**	5	\$1,000	
Window Wall	10%			2049	**	5	\$7,700	
Parapets								
Masonry: Brick	100%			LIFE	**	5-10	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Roof Membrane</i>								
Roof								
Modified Bitumen	100%			2034	**	10	\$41,100	
Interior								
Floors								
Cast in Place Concrete	1%			LIFE	**	5	\$1,000	
Ceramic Tile	67%			2038	**	5	\$14,800	
Sheet Vinyl/Rubber	2%			2034	**	5	\$700	
Vinyl Tile	30%			2034	**	3	\$2,500	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,400	
Gypsum Board	95%			LIFE	**	5-10	\$46,100	
Ceilings								
AcousTileSusp.Lay-In	80%			2042	**	5	\$17,500	
Gypsum Board	20%			LIFE	**	5-10	\$15,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$2,200	2049	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along Driveway</i>								
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
Parking/Driveway								
Asphalt	95%			2038	**			
Cast in Place Concrete	5%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$100	

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$400	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,600	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
HID	100%			2037	**	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	**	1	\$2,500	
Fire/Smoke Detection								
Generic, Analog	100%			2034	**	1-3	\$8,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	100%			2037	**	1	\$6,600	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$21,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,800	

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

HEALTH AND HOSPITALS CORP. - 819
IDA G. ISRAEL COMM HEALTH CENTER
Asset # : 14935

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
	Exhaust Fans							
	Roof	100%			2037	**	2	\$400
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2055	**	1	
	Water Heater							
	Not Accessible	100%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Multiple Ceiling Hung Units - Not Accessable</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2037	**	1	\$800
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2055	**	1-2	\$3,700

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Address : 1340 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.110 / 14211 **Yr Built/Renovated** : 2008 /
Area Sq Ft : 131,771 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5
Block : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$130,300	\$169,100
Interior Architecture	\$594,800	\$387,500
Electrical		\$120,900
Mechanical	\$79,000	\$970,000
Total	\$804,000	\$1,647,400
Importance Code A	\$130,300	\$169,100
Importance Code B	\$435,100	\$1,346,200
Importance Code C	\$238,700	\$132,100
Total	\$804,000	\$1,647,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$62,200		\$5,300	
Interior Architecture	\$35,900		\$18,500	\$12,000
Electrical	\$31,200	\$12,800	\$15,200	\$14,500
Mechanical	\$62,600	\$75,500	\$53,300	\$71,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$206,600	\$103,200	\$107,100	\$112,300
Importance Code A	\$65,400	\$3,300	\$8,500	\$5,200
Importance Code B	\$120,700	\$99,900	\$98,600	\$100,000
Importance Code C	\$20,500			\$7,100
Total	\$206,600	\$103,200	\$107,100	\$112,300



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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8

Asset # : 14211

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$70,800	
Masonry: Granite	5%			LIFE	**	5	\$7,600	
Masonry: Limestone	5%			LIFE	**	5	\$7,600	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$189,700	
Metal Panel	5%			2049	**	5-10	\$34,800	
Windows								
Metal Louvers	100%			2038	**	10	\$9,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5-10	\$31,600	
Masonry: Brick	15%			LIFE	**	5-10	\$9,900	
Masonry: Limestone	20%			LIFE	**	5-10	\$23,500	
Metal Rail	5%			2042	**	5-10	\$8,700	
Roof								
IRMA/Protected Membrane	35%			2034	**	10	\$20,900	
Single Ply Membrane	65%			2034	**	10	\$38,900	
Soffits								
Metal Panel	50%			2049	**	5-10		
Stucco Cement	50%			2042	**	5		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$86,300	
Ceramic Tile	5%			2038	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Atrium</i>								
Vinyl Tile	75%			2034	**	3	\$55,500	
Interior Walls								
Cast in Place Concrete	7%			LIFE	**	10	\$49,700	
Ceramic Tile	5%			2038	**	5	\$14,200	
Concrete Masonry Unit	8%			LIFE	**	5	\$18,200	
Glass: Single Pane	30%			LIFE	**	5	\$127,900	
Gypsum Board	40%			LIFE	**	5-10	\$193,200	
Travertine Panels	10%			LIFE	**	10	\$11,400	
Ceilings								
AcousTileSusp.Lay-In	35%			2042	**	5	\$75,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	50%			LIFE	**	5-10	\$369,300	
Metal Panel	15%			LIFE	**	5	\$80,600	

Site Pavements

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8

Asset # : 14211

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2042

**

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

Location : Throughout

Parking/Driveway

Asphalt

100%

2038

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

**

5

\$600

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Two 2000 Ampere Main Disconnect Switches

Transformers

Dry Type

100%

2042

**

5

\$500

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Two 112.5, Two 225 Kilo-volt-ampere, 480/277hv - 208 Lv

Switchgear / Switchboard

Fused Disc Sw

100%

2049

**

5

\$600

Raceway

Conduit

100%

2049

**

1

Panelboards

Fused Disc Sw

10%

2045

**

5

\$300

Molded Case Bkrs

90%

2045

**

5

\$3,100

Wiring

Thermoplastic

100%

2049

**

1

Motor Controllers

Locally Mounted

30%

2042

**

5

\$300

Motor Control Center

70%

2042

**

5

\$2,500

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$3,900

Stand-by Power

Transfer Switches

Automatic

100%

2042

**

1

\$40,500

Generators

Diesel

100%

2038

**

1

\$51,000

Other Observation, Extent : Light, Area Affected : 100%

Location : Generator Room Basement

Explanation : One 500 Kilo-volt-ampere

Batteries

Lead/Acid

100%

2023

\$1,600

5

\$4,900

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**HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**

Asset # : 14211

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Day Tank	100%			2045	**	5	\$24,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 550 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	70%			2034	**	10	\$84,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	25%			2034	**	10	\$30,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$6,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	55%			2034	**	1		
Emergency, Battery	5%			2034	**	10	\$1,600	
Exit, LED	35%			2057	**	1		
Exit, Service	5%			2034	**	1		
Exterior Lighting								
HID	100%			2034	**	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$14,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$24,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Campus Steam From Adjacent Building</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8
Asset # : 14211

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2038	**	1	\$32,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : Steam To Hot Water Exchanger Serves Reheat System And Air Handlers</i>						
Pres. Reducing Valve/LP Steam	50%			2038	**	5	\$3,900	
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$9,700	
Terminal Devices								
Air Handler	50%	4+	\$46,400	2034	**	1	\$36,700	
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Various Locations - Economizer Cycle Not Working</i>						
Fan Coil Unit/Heat	50%			2034	**	1	\$21,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Reheat System</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2038	**	1	\$142,600	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units In Chiller Room In Basement</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$9,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	**	1	\$81,500	
Heat Rejection								
Water Cooling Tower	100%			2027	\$500,600	2	\$132,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Located On Roof Of Adjacent Building</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,300	
Exhaust Fans								
Interior	100%			2029	\$469,300	2	\$4,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8

Asset # : 14211

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units With 750 Gallon Storage</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Sewage Ejector(s) Not Accessible	100%							
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 4th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2055	**	1-5	\$66,400	
Sprinkler Generic	100%			2055	**	1-2	\$36,900	
Fire Pump Generic	100%			2032	**	1	\$24,600	

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.090 / 82 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 11,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2102971

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$481,800	\$728,600
Electrical		\$143,600
Mechanical	\$38,500	\$321,200
Total	\$520,300	\$1,193,400
Importance Code A	\$481,800	\$728,600
Importance Code B	\$38,500	\$464,800
Total	\$520,300	\$1,193,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$130,800		\$7,700	
Interior Architecture	\$76,200		\$22,000	\$1,400
Electrical	\$14,300	\$1,000	\$3,800	\$1,100
Mechanical	\$56,200	\$2,900	\$4,600	\$2,000
Site Pavements	\$23,300			
Total	\$300,800	\$3,900	\$38,100	\$4,600
Importance Code A	\$131,200	\$200	\$7,900	\$200
Importance Code B	\$124,900	\$3,600	\$30,200	\$4,400
Importance Code C	\$44,700			
Total	\$300,800	\$3,900	\$38,100	\$4,600



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Asset # : 82

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$26,100	
Masonry: Brick	80%	Now	\$286,900	LIFE	**	5	\$44,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stage Wall</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda Wall At Flat Roof Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stage Wall</i>								
Masonry: Limestone	10%	Now	\$194,800	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Window Wall	5%	Now	\$7,100	2049	**	5	\$5,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%			2037	**	5	\$1,700	
Parapets								
Masonry: Brick	65%	Now	\$25,000	LIFE	**	5	\$4,100	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Parapet</i>								
Metal Rail	10%			2042	**	5-10	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Flat Roof Area.</i>								
<i>Explanation : Rail Was Separated At Solid Corner Joint.</i>								
Pre-Cast Concrete	25%	Now	\$3,000	LIFE	**	5	\$9,800	1
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Copings At Flat Roof</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping Joints At Flat Roof</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Asset # : 82

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	94%	Now	\$34,200	2029	\$684,100			
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Area</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Curved Flat Roof.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium, Mechanical Room</i>								
Skylight, Metal/Glass	6%	Now	\$20,400	2039		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Explanation : Glazing Joints Missing/ Cracked</i>								
Soffits								
Cast in Place Concrete	75%	Now	\$12,200	LIFE		**	5	\$20,300
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Masonry: Limestone	25%	Now	\$15,800	LIFE		**	5	\$1,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Being Supported By Wood Bracing</i>								
Interior								
Floors								
Carpet	45%			2028	\$351,700		3	\$38,700
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Front Of Stage</i>								
Cast in Place Concrete	5%	0-2	\$1,600	LIFE		**	5	\$6,300
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038		**	5	\$2,900
Terrazzo	15%	4+	\$8,500	LIFE		**	5	\$6,700
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations.</i>								
Vinyl Tile	15%			2034		**	3	\$3,200
Wood	15%			2057		**	5	\$16,100

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Asset # : 82

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$4,600		
Glass: Single Pane	5%			LIFE	**	5	\$2,900		
Masonry: Brick	55%			LIFE	**	10	\$6,400		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Auditorium</i>									
Mosaic Tile	2%			LIFE	**	10	\$500		
Plaster	18%	Now	\$3,000	LIFE	**	5	\$2,100		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mens Dressing Room</i>									
Wood	5%			LIFE	**	5	\$15,500		
Ceilings									
Exposed Concrete	20%			LIFE	**	5-10	\$14,300		
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Breezeway/ Entry Overhang</i>									
Plaster	80%	Now	\$32,100	LIFE	**	5	\$28,600		
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>									
<i>Location : Back To Middle Ceiling Area</i>									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	**				
Free Standing Walls									
Concrete Masonry Unit	100%			2049	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$3,000	2042	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
Asphalt	100%	Now	\$20,300	2038	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Rear</i>									
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rear Near Landing Pad</i>									
<i>Explanation : Loose Steel Plate Over Excavation.</i>									

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

Under 600 Volts

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

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Asset # : 82

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	\$1,600	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Electrical Closet</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$34,500	5	\$300	
Raceway								
Conduit	100%			2029	\$33,500	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$16,000	5	\$300	
Wiring								
Braided Cloth	40%	2-4	\$11,900	2054	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	60%			2029	\$17,800	1		
Motor Controllers								
Locally Mounted	100%			2027	\$32,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$3,500	
Generators								
Diesel	100%			2038	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Generator Room</i>						
		<i>Explanation : One 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$400	
Fuel Storage								
Day Tank	100%			2037	**	5	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 200 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$1,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Fluorescent	10%			2024	\$12,200	10	\$1,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	80%			2024	\$97,600	2	\$200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Asset # : 82

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

Lighting

Egress Lighting

Emergency, Service	45%			2029	\$2,700	1		
Emergency, Service	10%			2034	**	1		
Emergency, Battery	5%			2029	\$800	10	\$100	
Exit, Service	30%			2024	\$500	1		
Exit, Service	10%			2034	**	1		

Exterior Lighting

HID	100%			2024	\$46,000	10		
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Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,100	

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2039	**	1		
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Conversion Equipment

Heat Exchanger, Plate & Frame	40%			2025	\$6,600	1	\$2,300	
Pres. Reducing Valve/LP Steam	60%			2025	\$4,500	5	\$400	

Distribution

Hot Wtr Piping/Pump	40%	4+	\$1,400	2037	**	4	\$200	
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Broken, Extent : Severe, Area Affected : 30%
Location : One Pump Fails And Needs To Be Replaced
Leak Evident, Extent : Light, Area Affected : 10%
Location : Expansion Tank Leaking

Central Plant Steam Piping/Pmp	60%	0-2	\$23,200	2039	**	4	\$300	
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Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : Condensate Pump In Mechanical Pit

Terminal Devices

Air Handler	60%	4+	\$38,500	2029	\$96,300	1	\$3,800	
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : 1st Floor

Convactor/Radiator	40%			2027	\$24,400	1	\$1,500	
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Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Asset # : 82

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building</i>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$96,900	1	\$5,300	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2029	\$13,900	4	\$800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$128,000	1	\$7,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$7,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100	
Exhaust Fans								
Interior	20%	4+	\$8,100	2039	**	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Roof	80%	Now	\$15,200	2039	**	2	\$200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$18,200	4	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$1,200	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backflow Preventer								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations</i>								
Fixtures								
Generic	100%							

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.010 / 55 Yr Built/Renovated : 1955 / 2008
Area Sq Ft : 737,000 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2018 Landmark Status : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,12,13,14
Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,395,400	\$778,800
Interior Architecture	\$1,950,400	\$7,762,600
Electrical	\$770,900	\$11,283,200
Mechanical	\$4,844,700	\$14,258,100
Total	\$8,961,400	\$34,082,800
Importance Code A	\$1,467,600	\$946,800
Importance Code B	\$6,773,300	\$32,904,700
Importance Code C	\$720,500	\$231,300
Total	\$8,961,400	\$34,082,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$79,900		\$11,800	
Interior Architecture	\$115,300		\$13,600	\$145,200
Electrical	\$87,500	\$64,100	\$87,100	\$83,100
Mechanical	\$299,000	\$245,800	\$363,900	\$176,700
Site Enclosure	\$5,800			
Site Pavements	\$34,200			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$759,800	\$448,100	\$614,600	\$543,200
Importance Code A	\$88,900	\$9,000	\$20,700	\$9,000
Importance Code B	\$583,500	\$439,100	\$593,800	\$504,500
Importance Code C	\$87,400			\$29,600
Total	\$759,800	\$448,100	\$614,600	\$543,200



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

Asset # : 55

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	0-2	\$800,600	LIFE	**	5	\$496,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Much Of The Staining And Lintel Erosion Is From Window Air Conditioning Unit Condensation.</i>								
Masonry: Granite	5%			LIFE	**	5	\$40,000	
Metal Panel	2%			2049	**	5-10	\$73,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Entrance</i>								
Windows								
Aluminum	100%			2037	**	5	\$281,300	
Parapets								
Masonry: Brick	85%	Now	\$273,300	LIFE	**	5	\$44,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$29,200	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 12th Floor Roof Parapet</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2042	**	5-10	\$20,200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

Asset # : 55

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
IRMA/Protected Membrane	15%			2034	**	10	\$44,000		
Modified Bitumen	85%	Now	\$180,800	2034	**				
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Above 14th Floor</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 12th Floor Roof</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 12th Floor Roof</i>									
Soffits									
Cast in Place Concrete	75%			LIFE	**	5	\$55,800		
Stucco Cement	25%	Now	\$2,900	2034	**	5	\$2,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Emergency Entrance</i>									
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$120,900	LIFE	**	5	\$237,900		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Sub-basement</i>									
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Sub-basement</i>									
Ceramic Tile	5%			2038	**	5	\$54,400		
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout Toilets</i>									
Quarry Tile	5%	0-2	\$33,400	2042	**	5	\$40,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Kitchen</i>									
Terrazzo	5%			LIFE	**	5	\$85,000		
Vinyl Tile	65%	Now	\$642,400	2029	\$6,424,500	3	\$265,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 1st Floor</i>									
Vinyl Tile 9" X 9"	10%			2034	**	3	\$40,800		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

Asset # : 55

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$148,200	
Ceramic Tile	5%			2038	**	5	\$59,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$47,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
Gypsum Board	10%			LIFE	**	5-10	\$201,600	
Marble Panels	5%			LIFE	**	10	\$23,700	
Plaster	45%			LIFE	**	5-10	\$453,600	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$148,200	
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$15,000	2034	**	5	\$43,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	37%			2049	**	5	\$402,400	
Exposed Concrete	10%			LIFE	**	5-10	\$135,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement Levels.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement And Sub-basement.</i>								
Metal Panel	5%	Now	\$19,400	LIFE	**	5	\$68,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Emergency Generator Room.</i>								
Plaster	40%	Now	\$305,100	LIFE	**	5	\$271,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	50%	Now	\$5,800	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	50%			2049	**			
Retaining Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Brick	50%			2049	**			
Site Pavements								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

Asset # : 55

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

Site Pavements

On-Site Walkways

Asphalt	15%			2032		**		
Cast in Place Concrete	85%			2042		**		

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

Location : Throughout

Parking/Driveway

Asphalt	100%	0-2	\$34,200	2032		**		
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Ponding, Extent : Light, Area Affected : 10%

Location : Throughout

Potholes, Extent : Light, Area Affected : 5%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$168,000	5	\$3,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Three 4000 Ampere And Six 3000 Ampere Main Disconnect Switches For A,B,C,D Services

Transformers

Dry Type	100%			2027	\$16,900	5	\$2,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : Two 550 Kilo-volt-ampere, Two 300 Kilo-volt-ampere, One 225 Kilo-volt-ampere And 112.5 Kilo-volt-ampere 480/277 Hv-208 Lv

Switchgear / Switchboard

Air Circuit Breaker	50%			2029	\$339,500	5	\$1,900	
Fused Disc Sw	50%			2029	\$339,500	5	\$1,600	

Raceway

Conduit	90%			2029	\$750,700	1		
Conduit	5%			2049	**	1		
Tray	5%			2027	\$41,700	1		

Panelboards

Fused Disc Sw	2%			2045	**	5	\$300	
Fused Disc Sw	10%			2028	\$76,700	5	\$1,700	
Molded Case Bkrs	5%			2045	**	5	\$1,000	
Molded Case Bkrs	83%			2028	\$636,500	5	\$16,100	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

Asset # : 55

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$770,900	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1st Up To Penthouse</i>								
Thermoplastic	35%			2029	\$449,700	1		
Thermoplastic	5%			2049	**	1		
Motor Controllers								
Locally Mounted	20%			2027		5	\$1,000	
Motor Control Center	80%			2027	\$1,211,800	5	\$16,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$21,700	
Stand-by Power								
Transfer Switches								
Automatic	40%			2042	**	1	\$90,700	
Automatic	50%			2027		1	\$113,400	
Manual	10%			2029		5	\$300	
Generators								
Diesel	50%			2025		1	\$142,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 1250 Kilowatts</i>								
Diesel	50%			2038	**	1	\$142,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 1000 Kilowatts</i>								
Fuel Storage								
Day Tank	15%			2045	**	5	\$20,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 275 Gallons</i>								
Day Tank	15%			2028	\$8,500	5	\$20,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 227 Gallons</i>								
Main Tank	70%			2032	**	5	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fuel Storage Room Basement</i>								
<i>Explanation : Two 10,000 Gallons</i>								

Lighting

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

Asset # : 55

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	65%			2034	**	10	\$433,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Form Basement To The 14th Floor</i>								
Fluorescent	30%			2029	\$3,830,300	10	\$199,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : From Basement To Penthouse Room</i>								
Fluorescent	5%			2034	**	10	\$33,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Desk And Elevator Lobby From 1st To 14th Floor</i>								
Egress Lighting								
Emergency, Service	20%			2024	\$76,400	1		
Emergency, Service	40%			2034	**	1		
Exit, LED	5%			2064	**	1		
Exit, Service	30%			2024	\$77,600	1		
Exit, Service	5%			2034	**	1		
Exterior Lighting								
HID	80%			2024	\$2,380,000	10	\$1,800	
LED	20%			2034	**			
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$3,100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2024	\$238,300	1	\$27,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$136,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Provided By Adjacent Building 6</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	25%			2038	**	1	\$89,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Reheats And Unit Heaters</i>								
Pres. Reducing Valve/LP Steam	75%	4+	\$72,300	2032	**	5	\$16,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
Distribution								
Hot Wtr Piping/Pump	40%	4+	\$136,100	2028	\$453,500	4	\$14,300	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Room</i>								
Central Plant Steam Piping/Pmp	60%	Now	\$738,700	2039	**	4	\$21,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Pipe Near Pressure Reducing Valve In Sub-basement Steam Room</i>								
Terminal Devices								
Air Handler	25%			2024	\$2,557,200	1	\$112,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Air Handler	25%			2034	**	1	\$112,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Mechanical Equipment Rooms</i>								
Convactor/Radiator	30%			2034	**	1	\$70,400	
Fan Coil Unit/Heat	20%			2024	\$2,178,900	1	\$46,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces</i>								
Air Conditioning								
Energy Source								
Electricity	80%			2045	**	1		
Steam/HW System	20%			2039	**	1		

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	25%			2025	\$4,294,900	1	\$196,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Absorption Chillers</i>								
Centrifugal, Elec Chiller	60%	4+	\$987,900	2032	**	1	\$424,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room On The Thirteenth Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room On The Thirteenth Floor</i>								
<i>Explanation : 3 Units Working At Reduced Capacity</i>								
Window/Wall Unit	15%			2024	\$227,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2049	**	4	\$32,200	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2037	**	1	\$134,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Air Handler/Cool/Ht	30%			2024	\$2,447,500	1	\$134,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
No Component	40%							
Heat Rejection								
Water Cooling Tower	80%			2030	**	2	\$585,000	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$641,500	
Exhaust Fans								
Interior	95%	4+	\$2,458,600	2039	**	2	\$16,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations</i>								
Roof	5%			2024	\$60,400	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$271,100	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Asset # : 55

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2029	\$1,158,400	4	\$107,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units With 1000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2029	\$112,500	4	\$23,400	
Sewage Ejector(s) Electric	100%			2029	\$212,500	4	\$44,000	
Backflow Preventer Generic	100%			2029	\$184,900	1	\$44,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units Serve Basement To 11th Floor, 5 Units Serve Basement To 12th Floor, 2 Units Serve Basement To 6th Floor</i>								
<i>Explanation : Ten Units</i>								
Fire Suppression								
Standpipe Generic	100%			2049	* *	1-5	\$366,400	
Sprinkler No Component Generic	70%			2049	* *	1-2	\$61,100	
Fire Pump Generic	100%			2038	* *	1	\$135,700	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Address : 2021 EASTCHESTER ROAD AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003
Area Sq Ft : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 06-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,11,13
Block : 4205 **Lot** : 1 **BIN** : 2102972

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,573,700	\$562,600
Interior Architecture	\$699,800	\$2,156,200
Electrical	\$321,200	\$3,363,800
Mechanical	\$1,385,100	\$1,534,600
Total	\$4,979,800	\$7,617,200
Importance Code A	\$2,573,700	\$646,600
Importance Code B	\$2,023,200	\$6,776,100
Importance Code C	\$382,800	\$194,500
Total	\$4,979,800	\$7,617,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$52,900		\$26,000	
Interior Architecture	\$155,500		\$27,200	\$52,500
Electrical	\$52,700	\$22,000	\$31,200	\$24,500
Mechanical	\$57,700	\$46,400	\$46,000	\$30,400
Site Enclosure	\$3,700			
Site Pavements	\$30,300			
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$404,100	\$119,700	\$181,700	\$158,800
Importance Code A	\$58,500	\$5,600	\$34,900	\$5,600
Importance Code B	\$255,300	\$114,100	\$146,800	\$153,200
Importance Code C	\$90,400			
Total	\$404,100	\$119,700	\$181,700	\$158,800



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$142,400	
Masonry: Brick	86%	Now	\$1,579,600	LIFE	**	5	\$244,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : From Window Air Conditioning Units, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	2-4	\$2,200	2039	**	5	\$10,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Granite Panels	3%			LIFE	**	5	\$12,800	
Window Wall	4%			2049	**	5	\$42,700	
Windows								
Aluminum	93%	Now	\$656,600	2045	**	5	\$18,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, 2nd Floor, Penthouse, 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$12,600	2032	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3rd Floor Machine Room</i>								
Steel	2%	Now	\$22,000	2045	**	5	\$4,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$137,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Metal Panel	5%	Now	\$9,700	2049	**	5	\$2,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper And Lower Roofs</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2042	**	5-10	\$42,700	
Roof								
Modified Bitumen	60%	Now	\$55,100	2034	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead, 13th Floor</i>								
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof Above 3rd Floor</i>								
Traffic Topping	40%			2029		10	\$42,200	
Soffits								
Cast in Place Concrete	35%	Now	\$48,000	LIFE	**	5	\$39,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse, Loading Dock</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Stucco Cement	65%	Now	\$45,800	2034	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance And 1st Floor Balcony</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2028	\$424,900	3	\$46,700	
Cast in Place Concrete	5%			LIFE	**	5	\$68,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$16,100	2038	**	5	\$7,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Granite Panels	5%			LIFE	**	5	\$23,400	
Quarry Tile	5%			2042	**	5	\$23,400	
Raised Access Floor	5%			2038	**	5	\$58,400	
Terrazzo	5%			LIFE	**	5	\$24,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	55%			2029	\$1,556,500	3	\$85,600	
Vinyl Tile 9" X 9"	5%	0-2	\$91,700	2029	\$183,300	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	9%	Now	\$55,500	2032	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	10%	0-2	\$19,900	LIFE	**	5	\$16,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
Marble Panels	9%			LIFE	**	10	\$15,100	
Plaster	35%	2-4	\$25,100	LIFE	**	5	\$43,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library, 11th And 13th Floor At Windows</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 11th And 13th Floor At Windows</i>								
SGFT/Glazed Masonry	28%			LIFE	**	10	\$58,600	
Wood	9%	Now	\$268,700	LIFE	**	5	\$150,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Explanation : Delaminating</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	35%			2034	**	5	\$109,000	
AcousTileSusp.Lay-In	35%	Now	\$94,200	2042	**	5	\$54,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13th Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout, 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Floor Corridor</i>								
Plaster	30%	Now	\$131,100	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium, Library</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2049	**			
Retaining Walls								
Cast in Place Concrete	25%			2064	**			
Masonry: Brick	75%	Now	\$3,700	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Plaza</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Plaza</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Plaza</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	45%	0-2	\$4,900	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	55%	Now	\$25,400	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Plaza</i>								
Parking/Driveway								
Asphalt	100%			2038	**			

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$42,000	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 5000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2029	\$42,000	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes And One 2000 Amperes</i>								
Transformers								
Dry Type	100%			2027	\$16,900	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement</i>								
<i>Explanation : One 500 Kilo-volt-ampere 480Volt-208/120 Volt</i>								
Switchgear / Switchboard								
Molded Case Bkrs	80%			2029	\$292,500	5	\$4,800	
Molded Case Bkrs	20%			2049	**	5	\$1,200	
Raceway								
Conduit	95%			2029	\$396,200	1		
Conduit	5%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$38,300	5	\$500	
Molded Case Bkrs	75%			2028	\$287,600	5	\$4,500	
Molded Case Bkrs	15%			2045	**	5	\$900	
Wiring								
Braided Cloth	50%	2-4	\$321,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	30%			2029	\$192,700	1		
Motor Controllers								
Locally Mounted	20%			2027	\$159,900	5	\$300	
Motor Control Center	80%			2027	\$605,900	5	\$4,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$69,500	
Generators								
Diesel	100%			2032	**	1	\$87,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 1250 Kilo-volt-ampere And One 375 Kilo-volt-ampere</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$8,400	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	30%			2045	**	5	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Three 250 Gallon Tanks</i>								
Main Tank	70%			2044	**	5	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 4000 Gallon Main Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2024	\$198,400	10	\$10,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2034	**	10	\$10,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby 1st Floor And In Front Of The Elevator On Each Floor</i>								
Fluorescent	90%			2034	**	10	\$186,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Emergency, Battery	10%			2024	\$32,600	10	\$5,500	
Exit, Service	30%			2024	\$24,100	1		
Exit, Service	10%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$911,500	10	\$700	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$6,600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$25,300	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$41,700	

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Adjacent Building 6</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2032	**	1	\$55,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger Serves Hot Water Heating System</i>								
Pres. Reducing Valve/LP Steam	50%			2032	**	5	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Pressure Reducing Valve Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2045	**	4	\$13,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Recent Repipe Of Entire System</i>								
Central Plant Steam Piping/Pmp	20%	0-2	\$229,600	2029	\$765,200	4	\$2,200	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	20%	Now	\$635,700	2039	**	1	\$25,100	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fan Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Equipment On Extended Life With Evidence Of Severe Steam Coil Leaks</i>								
Convactor/Radiator	80%			2034	**	1	\$58,300	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2038	**	1	\$97,700	
Window/Wall Unit	60%	4+	\$56,500	2024	\$282,600	1		
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 30 Percent Of Units Need Replacement</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	5%			2029	\$126,800	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Data Center</i>								
<i>Explanation : Air Handler</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$79,700	
No Component	60%							
Exhaust Fans								
Interior								
	96%	Now	\$463,200	2039	**	2	\$5,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Roof	4%			2024	\$15,000	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper								
	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Booster Pump To Get Water To Higher Floors</i>								
HW Heat Exchanger								
Steam Fired								
	100%			2029	\$360,000	4	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 1,000 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron								
	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron								
	100%			LIFE	**	1		
Sump Pump(s)								
Not Accessible								
	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Facility Engineer Reports Pumps Not Working</i>								
Backflow Preventer								
Not Accessible								
	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Entire Site</i>								
<i>Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations</i>								
Fixtures								
Generic								
	100%							
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4
Asset # : 56

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : From Basement To Thirteenth Floor</i>					
			<i>Explanation : 4 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2049	**	1-5	\$113,900
	Sprinkler							
	No Component	90%						
	Generic	10%			2049	**	1-2	\$6,300
	Fire Pump							
	No Component	90%						
	Generic	10%	2-4	\$1,500	2032	**	1	\$3,800
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Pump Room</i>					
	Chemical System							
	Generic	100%			2027	\$27,900	1-3	\$3,700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Address : 1420 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.100 / 14113 Yr Built/Renovated : 2006 /
Area Sq Ft : 384,000 Project Type : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Feb-2018 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,8,ph
Block : 4205 Lot : 1 BIN : 2826699

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$825,300	\$260,800
Interior Architecture	\$1,127,200	\$1,384,400
Electrical		\$352,200
Mechanical	\$487,500	\$293,200
Total	\$2,440,000	\$2,290,600
Importance Code A	\$825,300	\$260,800
Importance Code B	\$1,479,000	\$1,566,200
Importance Code C	\$135,800	\$463,600
Total	\$2,440,000	\$2,290,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,900		\$8,100	
Interior Architecture	\$97,100			\$54,500
Electrical	\$59,500	\$42,000	\$48,600	\$39,100
Mechanical	\$265,400	\$172,900	\$263,300	\$153,900
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$543,600	\$300,500	\$405,700	\$333,200
Importance Code A	\$72,000	\$36,100	\$44,200	\$36,100
Importance Code B	\$422,300	\$264,400	\$361,400	\$297,100
Importance Code C	\$49,300			
Total	\$543,600	\$300,500	\$405,700	\$333,200



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Asset # : 14113

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	25%	Now	\$286,100	LIFE	**	5	\$40,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Rear Facade</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Efflorescence, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Fiberglass Panel	10%			2038	**	5	\$97,500		
Masonry: Brick	50%			LIFE	**	5	\$260,000		
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%	Now	\$5,000	2049	**	5	\$24,400		
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Underside Of Metal Canopy</i>									
Metal Coiling Doors	2%			2042	**	5	\$16,200		
Stucco Cement	3%	Now	\$12,100	2042	**	5	\$9,700		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Stucco Overhang At Main Entry</i>									
Window Wall	5%			2049	**	5	\$48,700		
Windows									
Aluminum	85%			2045	**	5	\$37,600		
Metal Louvers	15%			2038	**	10	\$41,500		
Parapets									
Concrete Masonry Unit	45%			LIFE	**	5-10	\$46,100		
Masonry: Brick	50%			LIFE	**	5-10	\$63,900		
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%			2049	**	5	\$3,600		
Roof									
Plaza Roof: Stone Panels	5%			2049	**				
Single Ply Membrane	95%	4+	\$269,300	2034	**				
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%	4+	\$28,500	LIFE	**	5	\$112,300		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout Mechanical Room</i>									
Granite Panels	5%			LIFE	**	5	\$38,500		
Vinyl Tile	85%	4+	\$79,300	2034	**	3	\$163,600		
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridor By Loading Dock Area In Basement</i>									

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Asset # : 14113

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$157,800	
Gypsum Board	65%	Now	\$56,800	LIFE	**	5	\$384,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor Mechanical Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
Masonry: Brick	10%			LIFE	**	10	\$29,600	
Masonry: Fieldstone	5%			LIFE	**	10	\$19,700	
Ceilings								
AcousTileSusp.Lay-In	40%			2042	**	5	\$205,300	
Exposed Struc: Steel	10%			LIFE	**	10	\$102,700	
Gypsum Board	40%			LIFE	**	5-10	\$705,800	
Wood	10%	Now	\$257,700	LIFE	**	5	\$449,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Delaminated/ Missing Wood Panels In Main Entry Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Misaligned</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 4000, Four 2000 And Two 1000 Main Disconnect Switches. One 600 Ampere Main Disconnect Switch For Fire Pump</i>								
Transformers								
Dry Type	90%			2042	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 112.5, One 75, One 45 And One 30 Kilo-volt-ampere</i>								
Dry Type	10%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 15 Kilo-volt-ampere Transformer For Fire Alarm</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2049	**	5	\$1,000	
Fused Disc Sw	50%			2049	**	5	\$800	
Raceway								
Conduit	100%			2049	**	1		

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Asset # : 14113

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	10%			2045	**	5	\$900
	Molded Case Bkrs	90%			2051	**	5	\$9,100
Wiring								
	Thermoplastic	100%			2049	**	1	
Motor Controllers								
	Locally Mounted	30%			2042	**	5	\$800
	Motor Control Center	70%			2042	**	5	\$7,300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$11,300
Stand-by Power								
Transfer Switches								
	Automatic	100%			2042	**	1	\$118,100
Generators								
	Diesel	100%			2038	**	1	\$148,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : Three 1125 Kilo-volt-ampere Generators</i>							
Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$14,200
Fuel Storage								
	Day Tank	25%			2045	**	5	\$17,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : Three 150 Gallon Tanks</i>							
	Main Tank	75%			2057	**	5	\$8,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : Three 20,000 Gallon Tanks</i>							
Lighting								
Interior Lighting								
	Fluorescent	95%			2034	**	10	\$334,600
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	5%			2034	**	10	\$17,600
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
	Emergency, Service	60%			2034	**	1	
	Exit, LED	35%			2057	**	1	
	Exit, Service	5%			2034	**	1	
Exterior Lighting								
	HID	70%			2034	**	10	\$800
	LED	30%			2039	**		
Alarm								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Asset # : 14113

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

Alarm

Security System

No Component

70%

Generic

30%

2034

**

1

\$43,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

**

1-3

\$71,000

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2049

**

1

Recent Installation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Parking Lot

Explanation : Three 20,000 Tanks For No.2 To Serve Boilers And Generators

Conversion Equipment

Heat Exchanger, Plate &

Frame

10%

2038

**

1

\$19,000

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces

Steam Boiler

90%

2042

**

1

\$342,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 4 Boilers Provide Steam To Buildings No.1, No.4, And No.6

Distribution

Hot Wtr Piping/Pump

40%

2045

**

4

\$11,400

Central Plant Steam

60%

2049

**

4

\$17,000

Piping/Pmp

Terminal Devices

Air Handler

80%

2034

**

1

\$190,000

Fan Coil Unit/Heat

20%

2034

**

1

\$24,800

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Re-heat System

Air Conditioning

Energy Source

Electricity

100%

2051

**

1

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	**	1	\$415,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Two Chillers / R-123</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$28,400	
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	\$86,200	2034	**	1	\$213,700	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Heat Rejection								
Water Cooling Tower	100%			2030	**	2	\$386,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cell Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$339,000	
Exhaust Fans								
Interior	50%	4+	\$34,200	2034	**	2	\$4,700	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : B-1 Make-up Air Fan Needs Repair</i>								
Roof	50%			2034	**	2	\$5,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Booster Pumps</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$306,100	2049	**	4	\$38,000	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hot Water Supplied By Building 1</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 1</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building 1</i>								
<i>Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	\$97,700	1	\$23,500	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6

Asset # : 14113

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	80%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Seven Units Go From Basement To 8th Floor And One Unit Goes From Basement To 9th Floor</i>					
			<i>Explanation : 8 Units</i>					
	Hydraulic	20%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : From Basement To 2nd Floor</i>					
			<i>Explanation : 2 Units</i>					
	Escalators							
	Under 20' Rise	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby To The First Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2049		**	1-5 \$193,600
	Sprinkler							
	Generic	100%			2049		**	1-2 \$107,600
	Fire Pump							
	Generic	100%			2038		**	1 \$71,700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 12,848 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 30-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$122,100	\$43,900
Electrical		\$51,900
Mechanical	\$48,100	
Total	\$170,200	\$95,800
Importance Code A	\$122,100	\$43,900
Importance Code B	\$48,100	\$51,900
Total	\$170,200	\$95,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,300		\$700	
Interior Architecture	\$73,500		\$800	\$800
Electrical	\$13,700	\$300	\$500	\$400
Mechanical	\$9,500	\$900	\$700	\$500
Site Pavements	\$24,900			
Total	\$165,800	\$1,200	\$2,700	\$1,800
Importance Code A	\$44,300		\$700	
Importance Code B	\$58,200	\$1,200	\$2,000	\$1,800
Importance Code C	\$63,300			
Total	\$165,800	\$1,200	\$2,700	\$1,800



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9

Asset # : 58

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
Masonry: Brick	80%	Now	\$49,300	LIFE	**	5	\$7,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Window Sills, West Elevation</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : From Car Impacts At West Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2039	**	5-10	\$6,600	
Metal Sect. OHD	5%			2042	**	5	\$1,500	
Windows								
Aluminum	100%	Now	\$72,800	2037	**	5	\$1,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Next To Garage Door.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window By Garage Door.</i>								
<i>Explanation : Window Sill Lifted Up.</i>								
Roof								
Roll Roofing	100%	Now	\$13,200	2025	\$43,900	5	\$8,300	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Soffit Areas.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Soffits Are Broken Through With Water Running From Them.</i>								
Soffits								
Stucco Cement	100%	Now	\$28,700	2034	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9

Asset # : 58

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$13,900	LIFE	**	5	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Severe Staining From Rusted Water.</i>								
Ceramic Tile	5%			2038	**	5	\$800	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet</i>								
Vinyl Tile	20%	Now	\$6,100	2034	**	3	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	15%			LIFE	**	5-10	\$3,300	
Plaster	15%			LIFE	**	5-10	\$1,700	
SGFT/Glazed Masonry	65%	Now	\$35,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$1,700	
Exposed Concrete	10%	Now	\$5,700	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Plaster	80%	2-4	\$9,300	LIFE	**	5	\$8,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9

Asset # : 58

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2064		**		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway</i>								
<i>Explanation : Cover Rusting</i>								

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$3,100	2042		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								

Parking/Driveway

Asphalt	100%	Now	\$21,700	2032		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2029	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2029	\$800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$26,100	5	\$300	
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Raceway

Conduit	90%			2029	\$3,600	1		
Conduit	10%			2039	**	1		

Panelboards

Fused Disc Sw	10%			2028	\$800	5		
Molded Case Bkrs	70%			2028	\$5,600	5	\$200	
Molded Case Bkrs	20%			2037	**	5	\$100	

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**HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9**

Asset # : 58

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$6,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$12,300	5	\$100	
Locally Mounted	20%			2034	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$18,000	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Fluorescent	30%			2034	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	10%			2037	**	10	\$1,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Egress Lighting								
Emergency, Service	40%			2024	\$2,700	1		
Emergency, Service	15%			2034	**	1		
Emergency, Service	5%			2037	**	1		
Exit, Service	40%			2029	\$1,500	1		
Exterior Lighting								
HID	100%			2024	\$51,900	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$8,300	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,400	

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

Heating

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Supplied From Adjacent Building</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	60%			2034	**	1	\$2,500	
Unit Heater - Steam	40%	4+	\$3,700	2029	\$18,400	4	\$500	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2023	\$48,100	2	\$100	
Window/Wall Unit	30%			2024	\$8,000	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	**	2	\$900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,100	
No Component	90%							
Exhaust Fans								
Interior	10%			2024	\$4,600	2		
Roof	10%	Now	\$2,100	2039	**	2		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Toilet Exhaust Fan</i>								
Wall Unit	40%			2024	\$1,800	2	\$200	
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2027	\$11,300	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9
Asset # : 58

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%	0-2	\$2,700	LIFE	**	1	
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2029	\$2,000	4	\$400
<i>Broken, Extent : Light, Area Affected : 50%</i>								
<i>Location : Facility Engineer Claims Units Do Not Work</i>								
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sump Pump Operation Not Observed On Day Of Survey</i>								
	Backflow Preventer Not Accessible	100%						
	Fixtures Generic	100%						
Fire Suppression								
	Sprinkler No Component	60%						
	Generic	40%			2049	**	1-2	\$1,400

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE AND EASTCHESTER RD.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998
Area Sq Ft : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 01-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,067,100	\$475,400
Interior Architecture	\$101,500	
Electrical	\$57,700	\$902,400
Mechanical	\$142,800	\$110,100
Total	\$1,369,000	\$1,487,900
Importance Code A	\$1,067,100	\$475,400
Importance Code B	\$264,500	\$1,012,500
Importance Code C	\$37,500	
Total	\$1,369,000	\$1,487,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,000			
Interior Architecture	\$119,300	\$4,300	\$2,100	\$14,600
Electrical	\$9,300	\$5,400	\$5,800	\$10,000
Mechanical	\$43,500	\$5,100	\$5,400	\$4,100
Site Enclosure	\$5,300			
Site Pavements	\$7,600			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$224,000	\$20,700	\$19,200	\$34,600
Importance Code A	\$35,100	\$1,900	\$2,100	\$1,900
Importance Code B	\$133,700	\$18,800	\$17,100	\$26,000
Importance Code C	\$55,200			\$6,700
Total	\$224,000	\$20,700	\$19,200	\$34,600



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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset # : 57

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$644,900	LIFE	**	5	\$100,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead, Areaway At Cellar Stairwell</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, Front Elevation</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Elevation</i>								
Window Wall	5%	Now	\$236,700	2049	**	5	\$9,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$92,700	2054	**	5	\$1,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Windows</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	10%			2045	**	5	\$200	

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset # : 57

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	75%	Now	\$10,200	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Just Under Coping</i>								
Masonry: Limestone	25%	Now	\$92,800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	75%	Now	\$18,800	2029	\$375,400			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$5,800	
Traffic Topping	20%	Now	\$2,200	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Soffits								
Cement-Fiber Panel	100%	Now	\$1,600	2029	\$16,400			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Entrance</i>								

Interior

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**HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$15,600	2028	\$77,900	3	\$8,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rust Staining</i>								
Ceramic Tile	5%	Now	\$17,700	2032	**	5	\$1,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Toilet Rooms</i>								
Quarry Tile	5%			2042	**	5	\$4,300	
Slate	5%			LIFE	**	5	\$6,100	
Vinyl Tile	60%	Now	\$15,600	2034	**	3	\$12,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
Vinyl Tile 9" X 9"	10%	Now	\$13,400	2034	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$13,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5-10	\$22,800	
Masonry: Brick	5%			LIFE	**	10	\$2,000	
Plaster	65%	Now	\$37,500	LIFE	**	5	\$26,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Offices Adjacent To Windows</i>								
SGFT/Glazed Masonry	10%	Now	\$27,800	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Asset # : 57

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2046	**	5	\$8,600	
Exposed Concrete	5%			LIFE	**	5-10	\$3,600	
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	80%	Now	\$64,100	LIFE	**	5	\$28,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$2,900	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Retaining Walls								
Masonry: Brick	100%	Now	\$2,400	2039	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaway</i>								
Site Pavements								
On-Site Walkways								
Asphalt	25%			2032	**			
Cast in Place Concrete	50%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	25%			2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$7,600	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset # : 57

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$8,900	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 1200 Ampere And One 1000 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$104,500	5	\$1,500	
Raceway								
Conduit	100%			2029	\$54,900	1		
Panelboards								
Fused Disc Sw	5%			2028	\$3,600	5	\$100	
Molded Case Bkrs	95%			2028	\$68,300	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$57,700	2054	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2029	\$24,700	1		
Motor Controllers								
Locally Mounted	100%			2027	\$120,000	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	\$12,000	1	\$17,000	
Generators								
Diesel	100%			2025	\$94,300	1	\$21,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,000	
Fuel Storage								
Day Tank	100%			2028	\$3,000	5	\$7,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 285 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$35,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2024	\$5,400	1		
Exterior Lighting								
HID	100%			2024	\$223,200	10	\$200	

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**HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

Asset # : 57

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$53,600	1	\$6,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$183,700	1-3	\$10,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : One 4,000 Gallon Tank For No. 2 Fuel</i>								
Conversion Equipment								
HTHW/HW Exchanger	50%			2032	**	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam To Hot Water</i>								
Steam Boiler	50%			2042	**	1	\$18,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2045	**	4	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	20%			2049	**	4	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$12,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset # : 57

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2023	\$142,800	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Computer Area</i>					
			<i>Explanation : Split Units Serve This Area</i>					
	Window/Wall Unit	70%	4+	\$22,300	2024	\$55,700	1	
			<i>Malfunctioning, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Various Locations</i>					
	No Component	20%						
Heat Rejection								
	Dry Cooler	10%			2029	\$16,600	2	\$2,700
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$13,500
	No Component	60%						
Exhaust Fans								
	Interior	40%			2029	\$54,300	2	\$500
	Roof	20%	Now	\$12,700	2039	**	2	\$200
			<i>Broken, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
	No Component	40%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$23,300	2	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 200 Gallon Indirect Fired Unit</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$1,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
Fixtures								
	Generic	100%						
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset # : 57

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Sixth Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2039	**	1-2	\$2,100

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG E
Address : 541 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.020 / 126 **Yr Built/Renovated** : 1948 / 2006
Area Sq Ft : 286,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,9
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$740,300	\$561,600
Interior Architecture	\$261,900	\$1,990,500
Electrical	\$267,700	\$454,100
Mechanical	\$311,700	\$396,900
Total	\$1,581,600	\$3,403,200
Importance Code A	\$740,300	\$792,700
Importance Code B	\$841,300	\$1,642,000
Importance Code C		\$968,500
Total	\$1,581,600	\$3,403,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$700	\$97,300		
Interior Architecture	\$30,800		\$21,600	\$10,400
Electrical	\$46,400	\$44,000	\$58,200	\$39,100
Mechanical	\$59,400	\$59,700	\$76,400	\$54,200
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$172,800	\$236,500	\$191,700	\$139,200
Importance Code A	\$700	\$98,000		
Importance Code B	\$172,100	\$138,600	\$191,700	\$139,200
Importance Code C				
Total	\$172,800	\$236,500	\$191,700	\$139,200



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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$61,000	LIFE	**	5	\$101,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhangs And Upper Floor Balconies</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Of Overhangs</i>								
Glass Block	5%			LIFE	**	5	\$12,700	
Masonry: Brick	75%	Now	\$489,800	LIFE	**	5	\$303,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors - All Facades.</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And West Facades</i>								
Metal Panel	3%			2036	**	5-10	\$83,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels</i>								
Metal Panel	2%			2052	**	5-10	\$55,700	
Panel/Paver: Limestone	5%			LIFE	**	5	\$15,200	
Window Wall	5%			2052	**	5	\$75,900	
Windows								
Aluminum	95%	0-2	\$56,600	2042	**	5	\$31,600	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Metal Louvers	5%			2035	**	10	\$20,800	
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$9,200	
Masonry: Brick	55%			LIFE	**	5	\$4,400	
Metal Panel	10%			2046	**	5	\$3,100	
Metal Rail	15%	0-2	\$700	2031	**	5	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Stucco Cement	5%			2031	**	5	\$1,000	
Roof								
Built-Up (BUR)	45%			2031	**	10	\$54,400	
Modified Bitumen	25%			2031	**	10	\$30,200	
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	5%			2029	\$57,900	10	\$9,100	
Single Ply Membrane	10%			2031	**	10	\$12,100	
Traffic Topping	15%			2031	**	10	\$30,200	

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E

Asset # : 126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2025	\$135,900	3	\$14,900	
Cast in Place Concrete	5%			LIFE	**	5	\$36,300	
Ceramic Tile	2%			2035	**	5	\$6,600	
Terrazzo	25%			LIFE	**	5	\$64,800	
Vinyl Tile	25%	Now	\$226,300	2026	\$754,300	3	\$31,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	40%			2031	**	3	\$49,800	
Interior Walls								
Ceramic Tile	5%			2029	\$817,200	5	\$27,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$11,100	
Glass: Single Pane	2%			LIFE	**	5	\$8,300	
Gypsum Board	33%			LIFE	**	5	\$109,700	
Metal Panel	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$41,600	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$27,400	2031	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2039	**	5	\$127,000	
Gypsum Board	5%			LIFE	**	5	\$15,900	
Plaster	20%	2-4	\$35,600	LIFE	**	5	\$31,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$84,000	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 5000 Amperes</i>								
Transformers								
Dry Type	100%			2039	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilo-volt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2026	\$109,700	5	\$400	
Fused Disc Sw	20%			2046	**	5	\$200	
Molded Case Bkrs	45%			2046	**	5	\$3,400	
Molded Case Bkrs	5%			2026	\$18,300	5	\$400	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	20%			2026	\$83,400	1	
	Conduit	80%			2046	**	1	
Panelboards								
	Fused Disc Sw	5%			2025	\$19,200	5	\$300
	Molded Case Bkrs	90%			2042	**	5	\$6,800
	Molded Case Bkrs	5%			2025	\$19,200	5	\$400
Wiring								
	Braided Cloth	10%	2-4	\$64,200	2051	**	1	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Insulation Aged</i>					
	Thermoplastic	90%			2046	**	1	
Motor Controllers								
	Locally Mounted	40%			2024	\$81,300	5	\$800
	Locally Mounted	40%			2031	**	5	\$800
	Motor Control Center	20%			2031	**	5	\$1,600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,200
Stand-by Power								
Transfer Switches								
	Automatic	100%			2039	**	1	\$88,100
Generators								
	Diesel	100%			2035	**	1	\$110,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>					
Batteries								
	Lead/Acid	100%			2020	\$1,600	5	\$10,600
Fuel Storage								
	Day Tank	50%			2042	**	5	\$20,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 275 Gallon Capacity</i>					
	Main Tank	50%			2054	**	5	\$3,300
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 3000 Gallon Capacity</i>					
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E
Asset # : 126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2031	**	10	\$183,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	**	10	\$10,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	5%			2031	**	10	\$10,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2026	\$58,300	1		
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$900	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	**	5	\$1,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$32,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$176,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Steam From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	\$147,100	5	\$13,200	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E

Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,300	2034	**	4	\$10,900	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Distribution Control System</i>								
Terminal Devices								
Air Handler	50%			2031	**	1	\$68,600	
Convactor/Radiator	50%			2031	**	1	\$35,800	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	\$282,700	2036	**	1	\$13,900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Room E2102.</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Room E2102.</i>								
No Component	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water From Building S</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2046	**	4	\$9,300	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$137,200	
Heat Rejection								
Air Cooled Condenser Unit	15%			2021	\$10,100	2	\$23,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$123,700	
Exhaust Fans								
Interior	80%			2031	**	2	\$5,400	
Roof	20%			2031	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	**	1		
Galvanized Steel	20%			2024	\$194,900	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$21,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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**HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG E**

Asset # : 126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2031	**	4	\$6,000	
Sewage Ejector(s) Electric	100%			2031	**	4	\$11,400	
Backflow Preventer Generic	100%			2031	**	1	\$13,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 10th Floor</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2036	**	1-5	\$111,800	
Sprinkler Generic	100%			2046	**	1-2	\$62,100	
Fire Pump Generic	100%			2035	**	1	\$41,400	

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Estimates are rounded to the nearest hundred dollars.*

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Address : 604 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.040 / 128 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 51,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,8,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,698,800	\$239,100
Interior Architecture	\$373,600	
Electrical	\$963,000	\$230,800
Total	\$3,035,400	\$469,800
Importance Code A	\$1,698,800	\$239,100
Importance Code B	\$1,336,600	\$230,800
Total	\$3,035,400	\$469,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$45,000			
Interior Architecture	\$93,500	\$6,900		\$3,400
Electrical	\$2,300	\$2,900	\$1,600	\$1,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$156,500	\$25,600	\$17,400	\$20,800
Importance Code A	\$45,000	\$700		
Importance Code B	\$111,500	\$24,900	\$17,400	\$20,800
Importance Code C				
Total	\$156,500	\$25,600	\$17,400	\$20,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$564,400	LIFE	**	5	\$58,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Currently Vacant.</i>								
Masonry: Granite	3%			LIFE	**	5	\$1,500	
Masonry: Limestone	2%	Now	\$15,100	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$20,100	2031	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	95%	Now	\$861,900	2051	**	5	\$9,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$56,600	2051	**	5	\$6,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	90%	Now	\$51,100	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	Now	\$9,800	2046	**	5	\$1,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$78,900	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
IRMA/Protected Membrane	78%			2026	\$180,700	10	\$21,200	
Skylight, Metal/Glass	2%	Now	\$85,900	2056	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Carpet	10%	Now	\$93,500	2028	\$93,500	3	\$10,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Penthouse</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Terrazzo	30%			LIFE	**	5	\$16,100	
Vinyl Tile	60%			2021	\$373,600	3	\$15,400	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$4,300	
Plaster	90%			LIFE	**	5	\$19,400	
Ceilings								
AcousTileSusp.Lay-In	5%			2031	**	5	\$3,400	
Exposed Concrete	20%			LIFE	**	5	\$2,100	
Plaster	75%			LIFE	**	5	\$32,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$8,900	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service - No Rating Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$104,500	5	\$1,400	
Raceway								
Conduit	90%			2026	\$49,400	1		
Conduit	10%			2036	**	1		

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

**HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

Asset # : 128

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2025	\$71,900	5	\$1,400	
Wiring								
Braided Cloth	90%	2-4	\$74,100	2051	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	90%	2-4	\$44,800	2046	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Locally Mounted	10%			2024	\$5,000	5		
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$15,800	
Lighting								
Interior Lighting								
Fluorescent	95%			2021	\$764,000	10	\$39,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	5%			2021	\$40,200	2	\$100	
Egress Lighting								
Exit, Service	100%			2026	\$16,300	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Whole</i>								
<i>Explanation : This Is Vacant Building</i>								

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY

Asset # : 128

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : This Building Is Not Occupied</i>						
<hr/>								
Distribution								
Not Accessible	100%							
<hr/>								
Terminal Devices								
Not Accessible	100%							
<hr/>								
Air Conditioning								
Energy Source								
Not Accessible	100%							
<hr/>								
Conversion Equipment								
Not Accessible	100%							
<hr/>								
Distribution								
Not Accessible	100%							
<hr/>								
Terminal Devices								
Not Accessible	100%							
<hr/>								
Heat Rejection								
Not Accessible	100%							
<hr/>								
Dehumidifier								
Not Accessible	100%							
<hr/>								
Ventilation								
Distribution								
Not Accessible	100%							
<hr/>								
Exhaust Fans								
Not Accessible	100%							
<hr/>								
Plumbing								
H/C Water Piping								
Not Accessible	100%							
<hr/>								
Water Heater								
Not Accessible	100%							
<hr/>								
HW Heat Exchanger								
Not Accessible	100%							
<hr/>								
Sanitary Piping								
Not Accessible	100%							
<hr/>								
Storm Drain Piping								
Not Accessible	100%							
<hr/>								
Sump Pump(s)								
Not Accessible	100%							
<hr/>								
Sewage Ejector(s)								
Not Accessible	100%							
<hr/>								
Backflow Preventer								
Not Accessible	100%							
<hr/>								
Fixtures								
Not Accessible	100%							
<hr/>								
Vertical Transport								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY
Asset # : 128

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Not Accessible	100%							
Escalators								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Address : 648 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.190 / 299 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 62,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,202,900	\$192,300
Interior Architecture	\$913,000	\$234,300
Electrical	\$1,865,300	\$312,900
Total	\$4,981,200	\$739,500
Importance Code A	\$2,202,900	\$192,300
Importance Code B	\$2,598,300	\$375,200
Importance Code C	\$180,000	\$172,000
Total	\$4,981,200	\$739,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,300	\$31,500		
Interior Architecture	\$5,300			\$6,200
Electrical	\$26,000	\$62,900	\$9,000	\$9,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,400	\$98,300	\$12,900	\$19,200
Importance Code A	\$21,300	\$31,600		
Importance Code B	\$29,900	\$66,700	\$12,900	\$19,200
Importance Code C	\$5,300			
Total	\$56,400	\$98,300	\$12,900	\$19,200



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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset # : 299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$816,700	LIFE	**	5	\$84,400	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof At Vertical Piers Of Terrace</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof At Vertical Brick Piers At Terrace</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof At Vertical Piers Of Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Exit #5 In Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Currently Vacant.</i>								
Masonry: Limestone	5%	Now	\$103,800	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Coping, Spandrels</i>								
Windows								
Wood	100%	Now	\$647,500	2051	**	5	\$107,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$105,500	LIFE	**	5	\$8,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$21,300	LIFE	**	5	\$1,200	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Cornice And Coping</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$438,200	2036		**		
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof, West Side</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof, West Side</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Copper/Terne	25%			2041		**	10	\$31,500
Panel/Paver: Cer/Brk	15%	Now	\$91,300	2056		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE		**	5	\$21,800
Terrazzo	40%			LIFE		**	5	\$31,200
Vinyl Tile	50%	Now	\$453,200	2036		**	3	\$18,700
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2029	\$172,000		5	\$5,800
Plaster	90%	Now	\$180,000	LIFE		**	5	\$31,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
Plywood/Hardboard	5%	Now	\$5,300	LIFE		**		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$279,800	LIFE		**	5	\$62,300
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset # : 299

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$22,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$117,500	2056	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2026	\$13,100	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2026	\$105,900	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2025	\$3,600	5	\$100	
Fused Knife Sw	5%	2-4	\$3,600	2051	**	5		
<i>Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	40%			2034	**	5	\$700	
Molded Case Bkrs	50%			2025	\$35,900	5	\$800	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$131,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$32,900	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2024	\$70,500	5	\$400	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$12,000	1	\$19,100	
<hr/>								
Generators								
Diesel	100%			2022	\$94,300	1	\$24,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 60 Kilowatt</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,300	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE
Asset # : 299

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2029	\$8,000	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 100 Gallon</i>								
Lighting								
Interior Lighting Fluorescent	95%			2021	\$528,100	10	\$54,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	5%			2021	\$28,200	2	\$100	
Egress Lighting Emergency, Service	40%			2021	\$13,100	1		
Emergency, Battery	10%			2026	\$9,000	10	\$1,500	
Exit, Service	50%			2021	\$11,100	1		
Exterior Lighting HID	100%			2021	\$251,100	10	\$200	
Alarm								
Security System No Component Generic	50%			2026	\$100,600	1	\$11,600	
Fire/Smoke Detection Generic, Analog	100%			2021	\$688,600	1-3	\$38,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Whole</i>								
<i>Explanation : This Is Vacant Building. Steam Supplied From Power House</i>								
Conversion Equipment Not Accessible	100%							
Distribution Not Accessible	100%							
Terminal Devices Not Accessible	100%							
Air Conditioning								
Energy Source Not Accessible	100%							
Conversion Equipment Not Accessible	100%							

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE

Asset # : 299

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
	Terminal Devices							
	Not Accessible	100%						
	Heat Rejection							
	Not Accessible	100%						
	Dehumidifier							
	Not Accessible	100%						
Ventilation								
	Distribution							
	Not Accessible	100%						
	Exhaust Fans							
	Not Accessible	100%						
Plumbing								
	H/C Water Piping							
	Not Accessible	100%						
	Water Heater							
	Not Accessible	100%						
	HW Heat Exchanger							
	Not Accessible	100%						
	Sanitary Piping							
	Not Accessible	100%						
	Storm Drain Piping							
	Not Accessible	100%						
	Sump Pump(s)							
	Not Accessible	100%						
	Pool Filter/Treatment							
	Not Accessible	100%						
	Sewage Ejector(s)							
	Not Accessible	100%						
	Backflow Preventer							
	Not Accessible	100%						
	Fixtures							
	Not Accessible	100%						
Vertical Transport								
	Elevators							
	Not Accessible	100%						
	Escalators							
	Not Accessible	100%						
Fire Suppression								
	Standpipe							
	Not Accessible	100%						
	Sprinkler							
	Not Accessible	100%						
	Chemical System							
	Not Accessible	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Address : 444 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.090 / 108 **Yr Built/Renovated** : 1956 /
Area Sq Ft : 93,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,538,200	\$96,400
Interior Architecture	\$920,900	\$364,400
Electrical	\$2,251,100	\$1,579,300
Mechanical	\$980,600	\$2,963,200
Total	\$8,690,900	\$5,003,300
Importance Code A	\$4,599,900	\$96,400
Importance Code B	\$4,091,000	\$4,907,000
Total	\$8,690,900	\$5,003,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,500	\$16,200		
Interior Architecture	\$4,500			\$9,900
Electrical	\$33,500	\$13,500	\$12,700	\$14,500
Mechanical	\$26,300	\$26,600	\$35,900	\$12,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$105,700	\$66,200	\$58,500	\$46,900
Importance Code A	\$31,500	\$16,500	\$2,800	
Importance Code B	\$74,200	\$49,700	\$55,700	\$46,900
Importance Code C				
Total	\$105,700	\$66,200	\$58,500	\$46,900



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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY

Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$490,800	LIFE	**	5	\$50,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, Bulkheads, Corners</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads, Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads, Penthouse</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads, Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>								
Granite Panels	35%	Now	\$1,342,000	LIFE	**	5	\$29,600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	10%	Now	\$394,900	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Slate Panels	5%	Now	\$31,500	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2036	**	5	\$21,100	
Windows								
Aluminum	95%	Now	\$1,218,800	2051	**	5	\$13,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2029		10	\$9,000	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY

Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$148,700	LIFE	**	5	\$8,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Granite Panels	20%	Now	\$56,900	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, South Facade</i>								
Panel/Paver: Limestone	10%	Now	\$41,100	LIFE	**	5	\$1,300	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Explanation : Broken Missing Elements</i>								
Roof								
Built-Up (BUR)	90%	Now	\$807,600	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2031	**	10	\$5,700	
Panel/Paver: Cer/Brk	5%	Now	\$37,400	2056	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Quarry Tile	35%			2031	**	5	\$75,500	
Terrazzo	10%			LIFE	**	5	\$11,200	
Vinyl Tile	25%			2026	\$326,700	3	\$18,000	
Vinyl Tile 9" X 9"	30%	Now	\$507,900	2036	**	3	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$25,200	
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$224,100	2046	**	5	\$16,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
AcousTileSusp.Lay-In	45%	Now	\$151,300	2031	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Elevator, Lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5	\$6,100	
Metal Panel	5%			LIFE	**	5	\$8,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2026	\$29,700	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated At 1600 Amperes</i>								
Fused Disc Sw	25%			2026	\$9,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Air Circuit Breaker	90%			2026	\$117,500	5	\$400	
Fused Disc Sw	10%			2026	\$13,100	5		
Raceway								
Conduit	100%			2026	\$105,900	1		
Panelboards								
Fused Disc Sw	5%			2025	\$4,800	5	\$100	
Molded Case Bkrs	95%			2025	\$91,100	5	\$2,300	
Wiring								
Braided Cloth	90%	2-4	\$147,900	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2026	\$16,400	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY

Asset # : 108

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$40,000	5	\$100	
Motor Control Center	80%			2024	\$113,600	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$12,000	1	\$28,600	
Generators								
Diesel	100%			2022	\$94,300	1	\$36,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$3,400	
Fuel Storage								
Day Tank	50%			2025	\$3,600	5	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2029	\$6,000	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 30,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2021	\$1,552,400	10	\$81,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$81,700	10	\$4,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Service	50%			2026	\$24,400	1		
Exit, Service	50%			2026	\$16,600	1		
Exterior Lighting								
HID	100%			2021	\$375,400	10	\$300	
Alarm								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,029,500	1-3	\$59,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$61,700	5	\$5,500	
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$1,575,800	4	\$4,600	
Terminal Devices								
Air Handler	40%			2021	\$523,700	1	\$23,000	
Convactor/Radiator	40%			2024	\$199,400	1	\$12,000	
Fan Coil Unit/Heat	20%			2021	\$278,900	1	\$6,000	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2029	\$421,500	1	\$40,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Window/Wall Unit	60%			2021	\$116,400	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	**	4	\$2,800	
No Component	60%							

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY
Asset # : 108

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	40%		2026	\$417,700	1	\$23,000	
	No Component	60%						
Heat Rejection								
	Water Cooling Tower	40%		2024	\$141,300	2	\$37,400	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$51,900	
Exhaust Fans								
	Interior	30%		2026	\$99,400	2	\$900	
	Roof	70%		2026	\$108,200	2	\$2,000	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2036	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2036	**	4	\$13,800	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2026	\$14,200	4	\$2,000	
Sewage Ejector(s)								
	Electric	100%		2026	\$26,800	4	\$3,700	
Backflow Preventer								
	Generic	100%		2031	**	1	\$5,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoor Enclosure</i>					
			<i>Explanation : Located Outside Building</i>					
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
	Generic	100%		2036	**	1-5	\$46,900	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Address : 410 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.080 / 107 **Yr Built/Renovated** : 2009 /
Area Sq Ft : 300,109 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$108,900	\$1,043,800
Interior Architecture	\$168,400	\$600,800
Electrical	\$275,300	
Mechanical	\$39,200	\$1,380,000
Total	\$591,900	\$3,024,700
Importance Code A	\$108,900	\$1,043,800
Importance Code B	\$482,900	\$1,702,900
Importance Code C		\$278,000
Total	\$591,900	\$3,024,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$16,600
Interior Architecture			\$42,100	
Electrical	\$41,000	\$110,100	\$50,400	\$41,000
Mechanical	\$111,900	\$147,500	\$129,000	\$157,800
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$208,100	\$312,800	\$276,900	\$270,600
Importance Code A	\$11,300	\$6,600	\$5,900	\$22,500
Importance Code B	\$196,900	\$306,300	\$270,900	\$248,100
Importance Code C				
Total	\$208,100	\$312,800	\$276,900	\$270,600



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$32,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$675,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Elevations Below Roof Level</i>								
<i>Explanation : Uniform Finish Panel System</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$225,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Elevations Below Roof Level</i>								
<i>Explanation : Linear Ribbed Finish System</i>								
Stucco Cement	15%			2043	**	5	\$129,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To An Eifs Product</i>								
Windows								
Aluminum	100%			2048	**	5	\$28,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Finish Is An Eifs Product</i>								
Metal Rail	35%			2043	**	5-10	\$72,500	
Metal: Cage/Fence	5%			2043	**	5-10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : 7th Floor Walk Out Roof Area Parapets</i>								
Roof								
IRMA/Protected Membrane	75%			2034	**	10	\$78,900	
Plaza Roof: Stone Panels	20%			2052	**			
Single Ply Membrane	5%			2034	**	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor Walk Out Roof</i>								
<i>Explanation : 7th Floor Walk Out Roof Areas Contained An AstroTurf Surface</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	
Ceramic Tile	5%			2039	**	5	\$22,500	
Terrazzo	3%			LIFE	**	5	\$10,500	
Traffic Topping	7%			2034	**	5	\$39,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Epoxy Flooring With Abrasive Topping</i>								
Vinyl Tile	75%			2034	**	3	\$126,300	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%			2039	**	5	\$66,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	
Glass: Single Pane	5%			LIFE	**	5	\$24,800	
Gypsum Board	35%			LIFE	**	5	\$139,000	
Gypsum Board	35%			LIFE	**	5	\$139,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors With The Exception Of The Basement And Penthouse</i>								
<i>Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering Below The Horizontal Impact Strip Protection</i>								
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$336,900	
Exposed Concrete	5%			LIFE	**	5	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Ceiling</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Ceiling</i>								
<i>Explanation : Corrugated Decking Over Steel Framing</i>								
Gypsum Board	10%			LIFE	**	5	\$56,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2039	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 500 Kilo-volt-ampere, 2- 225 Kilo-volt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2046	**	5	\$600	
Molded Case Bkrs	50%			2046	**	5	\$4,000	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	30%			2042	**	5	\$2,100	
Molded Case Bkrs	70%			2042	**	5	\$5,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2039	**	5	\$1,000	
Variable Frequency Drive	50%			2039	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$92,300	
Generators								
Diesel	100%			2035	**	1	\$116,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 1750 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$66,900	
Fuel Storage								
Main Tank	100%			2054	**	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 10,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2031	**	10	\$220,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$55,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	45%			2031	**	1		
Emergency, Battery	5%			2031	**	10	\$3,600	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
Fluorescent	100%			2031	**	10	\$27,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Alarm								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$33,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2031

* *

1-3

\$184,900

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : High Press Steam From Hospital Power Plant.*

Conversion Equipment

Heat Exchanger, Plate &
Frame

40%

2035

* *

1

\$59,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : (2) Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units*Pres. Reducing
Valve/LP Steam

60%

2035

* *

5

\$10,700

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement And Ph Mechanical Rooms**Explanation : 2 Stations*

Distribution

Hot Wtr Piping/Pump

40%

2042

* *

4

\$5,900

Central Plant Steam

60%

2046

* *

4

\$8,900

Piping/Pmp

Terminal Devices

Air Handler

60%

2031

* *

1

\$111,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Throughout The Buidling**Explanation : Reheat Coils Serving All Constant Volume System; 18 Units.*

Convactor/Radiator

20%

2039

* *

1

\$19,400

Unit Heater - Steam

20%

2031

* *

4

\$5,500

Air Conditioning

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2035	**	1	\$308,500	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : (3) Chillers, 500 Tons Each; R134a</i>								
Interior Pkg Unit - Cooling	5%			2030	**	2	\$900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 7 Floors/2 Closets/Floor</i>								
<i>Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2052	**	4	\$21,100	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2031	**	1	\$176,300	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement / Penthouse Mechanical Rooms</i>								
<i>Explanation : Constant Volume With Reheat; 18 Units</i>								
No Component	5%							
Heat Rejection								
Evaporative Condenser	5%			2031	**	2	\$10,500	
Water Cooling Tower	95%			2027	\$1,083,200	2	\$286,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,300	
Exhaust Fans								
Interior	60%			2031	**	2	\$5,500	
Roof	40%			2031	**	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Booster Pumps With Clayton Valves</i>								
Water Heater								
Gas Fired	100%			2024	\$183,200	2	\$4,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER
Asset # : 107

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	50%			2031	**	4	\$3,200	
Submersible	50%			2020	\$5,100	4	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : (1) For Basement Sanitary And Floor Drain</i>								
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Dual Unit, Lead/lag</i>								
Backflow Preventer								
Generic	100%			2034	**	1	\$18,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (7) 1st To 7th Floor, (1) Basement To Roof</i>								
<i>Explanation : 8 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$151,300	
Sprinkler								
Generic	100%			2046	**	1-2	\$84,100	
Fire Pump								
Generic	100%			2035	**	1	\$56,000	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Address : 689 NEW YORK AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.070 / 106 **Yr Built/Renovated** : 1936 /
Area Sq Ft : 218,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,ph
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,822,500	\$732,900
Interior Architecture	\$2,316,900	\$1,153,100
Electrical	\$2,648,200	\$2,865,500
Mechanical	\$1,773,400	\$5,307,800
Total	\$10,561,000	\$10,059,300
Importance Code A	\$3,946,200	\$732,900
Importance Code B	\$6,492,700	\$8,445,800
Importance Code C	\$122,100	\$880,600
Total	\$10,561,000	\$10,059,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$100,100		\$6,000	
Interior Architecture	\$15,500	\$26,900	\$5,200	
Electrical	\$38,200	\$40,600	\$46,000	\$30,300
Mechanical	\$17,000	\$104,300	\$52,700	\$16,700
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$214,200	\$215,200	\$153,300	\$90,400
Importance Code A	\$100,100		\$14,400	
Importance Code B	\$114,100	\$215,200	\$138,900	\$90,400
Importance Code C				
Total	\$214,200	\$215,200	\$153,300	\$90,400



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$177,400	
Masonry: Brick	13%	Now	\$278,900	LIFE	**	5	\$28,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	2%	Now	\$112,100	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
Metal Panel	5%	Now	\$28,800	2036	**	5	\$20,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels</i>								
Windows								
Aluminum	10%			2042	**	5	\$11,900	
Bronze/Brass	3%			2034	**	5	\$22,400	
Steel	5%	Now	\$333,200	2051	**	5	\$37,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse, Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse, Stairs</i>								
Wood	82%	Now	\$2,936,200	2051	**	5	\$489,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	60%	Now	\$21,600	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$6,500	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	30%	Now	\$7,500	2031	**	5	\$6,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
Roof								
Clay Tile	48%	Now	\$92,100	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Copper/Terne	2%	Now	\$1,300	2041	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steeple</i>								
IRMA/Protected Membrane	10%			2026	\$30,600	10	\$3,600	
Paver: Asphalt	10%	Now	\$34,400	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Traffic Topping	30%	Now	\$69,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								

Interior

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$15,500	LIFE	**	5	\$30,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Entrance</i>								
Ceramic Tile	3%			2029	\$173,500	5	\$8,400	
Quarry Tile	2%			2031	**	5	\$8,400	
Terrazzo	10%			LIFE	**	5	\$21,800	
Vinyl Tile	15%			2031	**	3	\$15,700	
Vinyl Tile 9" X 9"	65%			2021	\$2,136,100	3	\$68,000	
Interior Walls								
Ceramic Tile	5%			2029	\$700,200	5	\$23,700	
Gypsum Board	5%			LIFE	**	5	\$14,200	
Metal Panel	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$71,200	
Plaster	10%	Now	\$122,100	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Wood	5%			LIFE	**	5	\$94,900	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$58,700	2031	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$11,300	
Exposed Concrete	15%			LIFE	**	5	\$5,300	
Plaster	70%			LIFE	**	5	\$99,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes</i>								
Transformers								
Dry Type	100%			2043	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilo-volt-ampere, 480/208/120 Volts</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$900	
Raceway								
Conduit	90%			2026	\$375,300	1		
Conduit	10%			2052	**	1		
Panelboards								
Molded Case Bkrs	90%			2025	\$345,100	5	\$5,200	
Molded Case Bkrs	10%			2034	**	5	\$600	
Wiring								
Braided Cloth	60%	2-4	\$385,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2036	**	1		
Thermoplastic	10%			2052	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$106,100	5	\$1,200	
Locally Mounted	20%			2031	**	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$67,400	
Generators								
Diesel	100%			2035	**	1	\$84,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$8,100	
Fuel Storage								
Day Tank	50%			2042	**	5	\$17,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 150 Gallons Rated Capacity</i>								
Main Tank	50%			2054	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 30,000 Gallon Capacity</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$1,310,700	10	\$68,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2026	\$98,300	10	\$5,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	55%			2026	\$1,802,200	10	\$94,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2021	\$9,800	10	\$100	
Egress Lighting								
Emergency, Service	40%			2026	\$39,200	1		
Emergency, Battery	10%			2026	\$26,900	10	\$4,500	
Exit, Service	50%			2026	\$33,200	1		
Exterior Lighting								
HID	100%			2021	\$883,600	10	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$24,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$134,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$123,600	5	\$11,100	
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$3,159,700	4	\$9,200	

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2021	\$525,000	1	\$23,100	
Convactor/Radiator	80%			2024	\$799,600	1	\$48,200	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2031	**	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Refrigerant: R-407</i>						
Ext Pkg Unit - Heating/Cooling	10%			2021	\$233,700	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	60%			2021	\$233,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,000	
Exhaust Fans								
Interior	90%	Now	\$59,800	2021	\$597,800	2	\$4,100	
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Various</i>						
Roof	10%			2021	\$31,000	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	**	1		
Galvanized Steel	20%			2024	\$163,800	1		
HW Heat Exchanger								
Steam Fired	100%			2026	\$297,300	4	\$18,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2021	\$33,400	4	\$6,900	
Sewage Ejector(s)								
Electric	100%			2026	\$63,100	4	\$8,700	
Backflow Preventer								
Generic	100%			2031	**	1	\$11,400	
Fixtures								
Generic	100%							
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)
Asset # : 106

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 11th Floor, (2) Basement To 10th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2026	\$778,100	1-5	\$97,500
Sprinkler								
	No Component	75%						
	Generic	25%			2036	**	1-2	\$13,100

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Address : 577 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 2007
Area Sq Ft : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,664,600	\$330,900
Interior Architecture	\$434,500	\$218,400
Electrical	\$457,100	\$2,999,900
Mechanical	\$60,100	\$500,700
Total	\$2,616,200	\$4,049,900
Importance Code A	\$1,664,600	\$330,900
Importance Code B	\$951,600	\$3,719,000
Total	\$2,616,200	\$4,049,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,300	\$3,500	\$800	\$9,400
Interior Architecture	\$4,800			\$700
Electrical	\$18,300	\$17,200	\$9,900	\$11,300
Mechanical	\$13,200	\$7,500	\$10,200	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,500	\$32,100	\$24,900	\$32,800
Importance Code A	\$36,500	\$10,800	\$8,000	\$16,500
Importance Code B	\$33,100	\$21,300	\$16,900	\$16,200
Importance Code C				
Total	\$69,500	\$32,100	\$24,900	\$32,800



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$4,000	
Masonry: Brick	10%	Now	\$27,400	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Chimney</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	70%			LIFE	**	5	\$29,700	
Metal Coiling Doors	5%			2031	**	5	\$6,600	
Windows								
Aluminum	5%			2042	**	5	\$1,600	
Metal Louvers	5%			2029	\$51,600	10	\$10,100	
Steel	90%	Now	\$1,626,900	2051	**	5	\$182,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$700	
Masonry: Brick	75%	Now	\$37,600	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$1,400	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2046	**	5	\$300	
Metal Rail	5%	Now	\$600	2031	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2043	**	10	\$9,400	
Single Ply Membrane	95%			2034	**	10	\$97,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Asset # : 109

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$221,900	LIFE	**	5	\$218,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	5%	0-2	\$50,400	2036	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,800	
Gypsum Board	10%			LIFE	**	5	\$17,400	
Masonry: Brick	75%			LIFE	**			
Plaster	10%			LIFE	**	5	\$8,700	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$4,800	2031	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Office</i>								
Exposed Concrete	85%	Now	\$162,100	LIFE	**	5	\$14,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Steel	10%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$5,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$653,500	5	\$1,900	
Raceway								
Conduit	100%			2026	\$715,200	1		
Panelboards								
Fused Disc Sw	10%			2025	\$8,900	5	\$200	
Molded Case Bkrs	70%			2025	\$62,200	5	\$1,300	
Molded Case Bkrs	20%			2034	**	5	\$400	
Wiring								
Thermoplastic	80%			2026	\$131,900	1		
Thermoplastic	20%			2036	**	1		

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Asset # : 109

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$16,100	5	\$100	
Motor Control Center	80%			2024	\$205,700	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$9,500	1	\$22,200	
Generators								
Diesel	100%			2022	\$78,200	1	\$28,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 3 Emergency Generators Rated At 2- 570 Kilowatts And 1- 500 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,700	
Fuel Storage								
Day Tank								
	50%			2025	\$2,800	5	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 75 Gallon Capacity And One 50 Gallon Capacity</i>								
Main Tank	50%			2029	\$4,700	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 10,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	15%			2026	\$117,200	10	\$9,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
	10%			2026	\$78,100	10	\$6,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office</i>								
	70%			2021		10	\$1,600	
Incandescent	5%			2021	\$49,600	2	\$100	
Egress Lighting								
Emergency, Service								
	50%			2021	\$37,400	1		
Exit, Service								
	50%			2021	\$4,300	1		
Exterior Lighting								
HID	100%			2021	\$291,900	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	\$165,500	5	\$2,100	
Alarm								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE
Asset # : 109

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$70,100

1

\$8,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2026

\$800,400

1-3

\$45,900

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2036

* *

1

Conversion Equipment

Steam Boiler

100%

2031

* *

1

\$71,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ground Floor**Explanation : 5 High Pressure Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

100%

2036

* *

4

\$5,300

Terminal Devices

Unit Heater - Steam

50%

2026

\$129,400

4

\$3,300

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Interior Pkg Unit - Cooling

5%

2024

\$135,300

2

\$200

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2nd Floor*

Split Unit

5%

2026

\$77,300

No Component

90%

*Other Observation, Extent : Light, Area Affected : 0%**Location : AC Room**Explanation : 3 Electric Centrifugal Chillers In Place, They Are For Adjacent Buildings.*

Terminal Devices

Fan Coil - 2 Pipe

5%

2026

\$6,900

1

\$1,200

No Component

95%

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Asset # : 109

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Evaporative Condenser	5%			2026	\$1,100	2	\$2,500
	No Component	95%						
Ventilation								
Exhaust Fans								
	Roof	50%			2021	\$60,100	2	\$1,100
	No Component	50%						
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2036	**	1	
	Galvanized Steel	50%			2024	\$158,800	1	
HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$10,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2026	\$11,000	4	\$1,500
Fixtures								
	Generic	100%						

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

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

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER BUILDING S
Address : 489 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.300 / 13893 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 267,394 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 4829 **Lot** : 1 **BIN** : 3327713

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$38,300	\$824,400
Interior Architecture	\$58,800	\$467,700
Electrical	\$245,200	
Mechanical	\$35,000	\$1,117,100
Total	\$377,300	\$2,409,200
Importance Code A	\$38,300	\$824,400
Importance Code B	\$339,000	\$1,381,000
Importance Code C		\$203,800
Total	\$377,300	\$2,409,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$34,500		\$5,500
Interior Architecture	\$20,000		\$45,000	
Electrical	\$43,100	\$40,000	\$57,400	\$36,600
Mechanical	\$67,100	\$113,600	\$115,200	\$121,700
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$164,700	\$222,600	\$252,200	\$198,300
Importance Code A	\$10,600	\$41,600	\$6,600	\$12,100
Importance Code B	\$144,200	\$180,900	\$245,600	\$186,200
Importance Code C	\$10,000			
Total	\$164,700	\$222,600	\$252,200	\$198,300



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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Sect. OHD	2%			2039	**	5	\$13,700	
Pre-Cast Concrete	85%			LIFE	**	5	\$604,200	
Stucco Cement	5%			2039	**	5	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Walls At Roof Level</i>								
<i>Explanation : Referring To An Eifs System</i>								
Window Wall	8%			2046	**	5	\$65,600	
Windows								
Aluminum	97%			2042	**	5		
Metal Louvers	3%			2035	**	10		
Parapets								
Metal Panel	3%			2046	**	5	\$3,300	
Metal Rail	22%			2039	**	5-10	\$113,000	
Pre-Cast Concrete	60%			LIFE	**	5	\$107,300	
Stucco Cement	15%			2043	**	5	\$11,000	
Roof								
Built-Up (BUR)	85%	Now	\$38,300	2031	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Roof</i>								
Panel/Paver: Cer/Brk	15%			2046	**	10	\$31,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Pavers</i>								
<i>Explanation : Pre-cast Concrete</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,800	
Ceramic Tile	5%			2035	**	5	\$20,000	
Vinyl Tile	90%			2031	**	3	\$135,100	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$20,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$8,000	
Glass: Single Pane	5%			LIFE	**	5	\$15,000	
Gypsum Board	85%			LIFE	**	5	\$203,800	
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$58,800	2039	**	5	\$170,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$3,100	
Gypsum Board	10%			LIFE	**	5	\$50,000	

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2046	**	5	\$1,100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Main Service Switches Rated At 4000 Amperes Each</i>					
<hr/>								
	Transformers							
	Dry Type	100%			2039	**	5	\$1,000
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- 300 Kilo-volt-ampere, 480/208/120 Volts</i>					
<hr/>								
	Switchgear / Switchboard							
	Fused Disc Sw	50%			2046	**	5	\$600
	Molded Case Bkrs	50%			2046	**	5	\$3,500
<hr/>								
	Raceway							
	Conduit	100%			2046	**	1	
<hr/>								
	Panelboards							
	Fused Disc Sw	5%			2042	**	5	\$300
	Molded Case Bkrs	95%			2042	**	5	\$6,700
<hr/>								
	Wiring							
	Thermoplastic	100%			2046	**	1	
<hr/>								
	Motor Controllers							
	Motor Control Center	80%			2039	**	5	\$5,800
	Variable Frequency Drive	20%			2039	**		
<hr/>								
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$3,900
<hr/>								
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2039	**	1	\$82,300
<hr/>								
	Generators							
	Diesel	100%			2035	**	1	\$103,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Two Generators Rated At 2000 Kilowatts Each</i>					
<hr/>								
	Batteries							
	Lead/Acid	100%			2020	\$1,600	5	\$9,900
<hr/>								
	Fuel Storage							
	Day Tank	50%			2042	**	5	\$24,800
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 1- 450 Gallon And 1- 3,000 Gallon Capacity</i>					
<hr/>								
	Main Tank	50%			2054	**	5	\$3,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 3,000 Gallon Capacity</i>					

Lighting

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2031	**	10	\$220,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2031	**	10	\$24,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, LED	50%			2054	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$800	
Lightning Protection								
Arresters/Cabling Generic	100%			2054	**	5	\$7,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$30,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$164,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2035	**	1	\$66,100	
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$7,900	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Hot Wtr Piping/Pump	50%		2042	**	4	\$6,600	
	Central Plant Steam Piping/Pmp	50%		2046	**	4	\$6,600	
Terminal Devices								
	Air Handler	50%		2031	**	1	\$82,700	
	Fan Coil Unit/Heat	50%		2031	**	1	\$43,200	
Air Conditioning								
Energy Source								
	Electricity	100%		2042	**	1		
Conversion Equipment								
	Centrifugal, Elec Chiller	100%		2035	**	1	\$289,400	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 3 Units. Basement</i>							
Distribution								
	CW & CHW Wtr Pipe/Pump	100%		2046	**	4	\$13,200	
Heat Rejection								
	Water Cooling Tower	100%		2027	\$1,015,900	2	\$269,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : D Building Roof</i>							
	<i>Explanation : Located On Building D</i>							
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$149,100	
Exhaust Fans								
	Interior	70%		2031	**	2	\$5,700	
	Roof	30%		2031	**	2	\$2,500	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2046	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2046	**	4	\$26,400	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2031	**	4	\$5,600	
Sewage Ejector(s)								
	Electric	100%		2031	**	4	\$10,600	
Fixtures								
	Generic	100%						
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER BUILDING S
Asset # : 13893

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 7 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2052		**	1-5 \$134,800
	Sprinkler							
	Generic	100%			2052		**	1-2 \$74,900

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Address : 599 KINGSTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.270 / 4124 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 43,819 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$898,900	\$44,100
Interior Architecture	\$79,500	\$440,000
Electrical		\$1,627,200
Mechanical		\$540,900
Total	\$978,400	\$2,652,200
Importance Code A	\$898,900	\$44,100
Importance Code B	\$79,500	\$2,211,100
Importance Code C		\$397,000
Total	\$978,400	\$2,652,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$200	
Interior Architecture	\$84,700	\$2,100	\$3,300	\$2,500
Electrical	\$10,000	\$8,600	\$6,800	\$7,600
Mechanical	\$10,600	\$31,900	\$10,000	\$3,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$113,200	\$50,300	\$28,100	\$21,600
Importance Code A	\$900	\$1,000	\$1,000	\$900
Importance Code B	\$77,600	\$49,400	\$27,100	\$20,700
Importance Code C	\$34,700			
Total	\$113,200	\$50,300	\$28,100	\$21,600



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%			LIFE	**	5	\$44,100	
Windows								
Aluminum	90%			2042	**	5	\$400	
Metal Louvers	10%			2035	**	10	\$200	
Roof								
Single Ply Membrane	100%	Now	\$898,900	2036	**			
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rooms Fs-123 And Fs-124 And Various Others</i>								
Interior								
Floors								
Carpet	10%			2025	\$89,500	3	\$9,800	
Cast in Place Concrete	30%	Now	\$43,700	LIFE	**	5	\$43,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Ceramic Tile	3%			2035	**	5	\$2,000	
Quarry Tile	22%			2039	**	5	\$21,600	
Traffic Topping	5%			2031	**	5	\$4,100	
Vinyl Tile	30%	Now	\$35,800	2031	**	3	\$7,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$34,700	2029	\$347,500	5	\$5,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$9,400	
Gypsum Board	70%			LIFE	**	5	\$49,500	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$28,000	2031	**	5	\$10,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2039	**	5	\$6,500	
Exposed Struc: Steel	20%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room Fs-124</i>								
Gypsum Board	3%	Now	\$21,000	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room Fs-123</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Room Fs-123</i>								
Metal Panel	42%			LIFE	**	5	\$34,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Transformers								
Dry Type	100%			2031	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750 Kva, 208/480 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	20%			2031	**	5	\$100	
Motor Control Center	80%			2031	**	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$13,500	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Stand-by Power	Generators							
	Diesel	50%			2029	\$41,700	1	\$8,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated At 200 Kw</i>					
	Diesel	50%			2039	**	1	\$8,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : Emergency Generator Rated At 1000 Kilowatts</i>					
Batteries	Lead/Acid	100%			2020	\$1,600	5	\$1,600
Fuel Storage	Day Tank	50%			2034	**	5	\$4,100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 75 Gallon Capacity</i>					
	Main Tank	50%			2041	**	5	\$600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 30,000 Gallon Capacity</i>					
Lighting	Interior Lighting							
	Fluorescent	1%			2026	\$7,700	10	\$400
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
	Fluorescent	99%			2026	\$762,300	10	\$39,800
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Egress Lighting							
	Emergency, Service	50%			2026	\$11,500	1	
	Exit, Service	50%			2026	\$7,800	1	
	Exterior Lighting							
	HID	100%			2026	\$176,900	10	\$100
Lightning Protection	Arresters/Cabling							
	Generic	100%			2041	**	5	\$1,300
Alarm	Security System							
	No Component	20%						
	Generic	80%			2026	\$113,400	1	\$13,100
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Kitchen, Storage, Hallways, Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2026 \$485,100 1-3 \$27,800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Horns And Alarm Bells

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

Heating

Energy Source
Plant Campus Steam /
PRV

60% 2036 * * 1

Other Observation, Extent : Light, Area Affected : 60%

Location : Basement Steam Room

Explanation : Steam Supplied From Power House

Natural Gas 40% 2046 * * 1

Conversion Equipment

Furnace 40% 2031 * * 1 \$8,700

Other Observation, Extent : Light, Area Affected : 40%

Location : Roof

Explanation : 2 Gas Fired Roof Top Units

Pres. Reducing Valve/LP Steam 60% 2029 \$17,400 5 \$1,600

Distribution

Hot Wtr Piping/Pump 50% 2042 * * 4 \$1,100

Central Plant Steam Piping/Pmp 10% Now \$3,700 2036 * * 4 \$200

Insul. Deteriorating, Extent : Moderate, Area Affected : 50%

Location : Basement Steam Room

No Component 40%

Terminal Devices

Air Handler 30% 2026 \$185,100 1 \$8,100

Convactor/Radiator 10% 2031 * * 1 \$1,400

Fan Coil Unit/Heat 20% 2026 \$131,400 1 \$2,800

Other Observation, Extent : Light, Area Affected : 20%

Location : Loading Area

Explanation : 4 Air Curtains

No Component 40%

Air Conditioning

Energy Source

Electricity 100% 2042 * * 1

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING
Asset # : 4124

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2026	\$177,600	2	\$1,300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400
Exhaust Fans								
	Interior	30%			2026	\$46,800	2	\$400
	Roof	50%			2031	**	2	\$700
	Wall Unit	20%			2026	\$3,100	2	\$300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$6,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2026	\$6,700	4	\$900
Sewage Ejector(s)								
	Electric	100%			2026	\$12,600	4	\$1,700
Backflow Preventer								
	Generic	100%			2026	\$11,100	1	\$2,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	Generic	100%			2036	**	1-2	\$12,300
Chemical System								
	Generic	100%			2021	\$27,900	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 2 Sets</i>								

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Address : 471 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.290 / 13439 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 245,228 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,5,7
Block : 4829 **Lot** : 1 **BIN** : 3327715

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$57,500	\$989,100
Interior Architecture		\$612,100
Electrical	\$222,700	
Mechanical	\$78,600	\$1,024,500
Total	\$358,800	\$2,625,700
Importance Code A	\$57,500	\$989,100
Importance Code B	\$301,300	\$1,462,700
Importance Code C		\$173,900
Total	\$358,800	\$2,625,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$80,000	\$20,200	
Interior Architecture	\$14,600		\$39,000	
Electrical	\$36,600	\$42,000	\$47,000	\$39,200
Mechanical	\$66,100	\$59,400	\$159,600	\$66,900
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Total	\$165,600	\$229,700	\$314,200	\$154,400
Importance Code A	\$9,700	\$86,600	\$26,300	\$6,100
Importance Code B	\$146,900	\$143,100	\$287,900	\$148,400
Importance Code C	\$9,100			
Total	\$165,600	\$229,700	\$314,200	\$154,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	5%			2046	**	5-10	\$97,200	
Pre-Cast Concrete	72%			LIFE	**	5	\$661,900	
Stucco Cement	10%			2039	**	5	\$70,700	
Stucco Cement	8%			2039	**	5	\$56,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To Eifs Product</i>								
Window Wall	5%			2046	**	5	\$53,000	
Windows								
Aluminum	97%			2042	**	5	\$40,400	
Metal Louvers	3%			2035	**	10	\$7,800	
Parapets								
Metal Panel	5%			2046	**	5	\$4,600	
Metal Rail	15%			2039	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	
Stucco Cement	20%			2039	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2031	**	10	\$16,400	
IRMA/Protected Membrane	10%			2031	**	10	\$8,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over 7th Floor</i>								
Single Ply Membrane	70%			2031	**	10	\$57,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,300	
Ceramic Tile	3%			2035	**	5	\$11,000	
Terrazzo	2%			LIFE	**	5	\$5,700	
Vinyl Tile	85%			2031	**	3	\$117,000	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$14,500	
Gypsum Board	80%			LIFE	**	5	\$173,900	
Granite Panels	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	85%			2039	**	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$45,900	

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 3000 Amperes And 1600 Amperes</i>								
Transformers								
Dry Type	100%			2039	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- 500 Kva, 2- 75 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2046	**	5	\$800	
Molded Case Bkrs	20%			2046	**	5	\$1,300	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$300	
Molded Case Bkrs	95%			2042	**	5	\$6,100	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Motor Control Center	80%			2039	**	5	\$5,300	
Variable Frequency Drive	20%			2039	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power								
Transfer Switches								
Automatic	50%			2039	**	1	\$37,700	
Automatic	50%			2043	**	1	\$37,700	
Generators								
Diesel	50%			2035	**	1	\$47,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kw</i>								
Diesel	50%			2039	**	1	\$47,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 2000 Kilowatts</i>								
Batteries								
Lead/Acid	50%			2020		5	\$4,500	
Lead/Acid	50%			2021		5	\$4,500	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	25%			2042	**	5	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 300 Gallon Capacity</i>								
Day Tank	25%			2048	**	5	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 300 Gallon Capacity</i>								
Main Tank	50%			2054	**	5	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 10,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	94%			2031	**	10	\$211,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	**	10	\$11,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2031	**	10	\$100	
Egress Lighting								
Emergency, Service	45%			2031	**	1		
Emergency, Battery	5%			2031	**	10	\$3,000	
Exit, LED	50%			2054	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$800	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2054	**	5	\$7,200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$27,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$151,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2035	**	1	\$60,600	
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$7,300	
Distribution								
Hot Wtr Piping/Pump	50%			2042	**	4	\$6,000	
Central Plant Steam Piping/Pmp	50%			2046	**	4	\$6,000	
Terminal Devices								
Air Handler	50%			2031	**	1	\$75,800	
Fan Coil Unit/Heat	50%			2031	**	1	\$39,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	**	1	\$113,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Z</i>								
<i>Explanation : Located In Power Plant</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$12,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$151,600	
Heat Rejection								
Water Cooling Tower	100%	0-2	\$46,600	2027	\$931,700	2	\$197,400	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$136,700	
Exhaust Fans								
Interior	50%			2031	**	2	\$3,800	
Roof	50%			2031	**	2	\$3,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$24,200	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D
Asset # : 13439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2031	**	4	\$5,200	
Sewage Ejector(s) Electric	100%			2031	**	4	\$9,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (6) Basement To 7th Floor, (1) Basement To Penthouse</i>								
<i>Explanation : 7 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$123,600	
Sprinkler								
Generic	100%			2046	**	1-2	\$68,700	
Fire Pump								
Generic	100%			2035	**	1	\$45,800	

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Address : 547 WINTHROP STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.250 / 277 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 139,970 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,124,400	\$143,100
Interior Architecture	\$381,300	\$999,000
Electrical	\$3,649,000	\$1,543,100
Total	\$9,154,700	\$2,685,100
Importance Code A	\$5,124,400	\$185,100
Importance Code B	\$3,874,600	\$2,500,100
Importance Code C	\$155,700	
Total	\$9,154,700	\$2,685,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$31,200		
Interior Architecture	\$49,900	\$15,600		\$1,400
Electrical	\$17,800	\$51,500	\$4,400	\$5,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$75,500	\$106,200	\$12,300	\$15,100
Importance Code A		\$31,600		
Importance Code B	\$64,300	\$74,700	\$12,300	\$15,100
Importance Code C	\$11,200			
Total	\$75,500	\$106,200	\$12,300	\$15,100



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset # : 277

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$38,600	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick Cavity	70%			LIFE	**	5	\$89,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Currently Vacant.</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,800	
Metal Coiling Doors	5%	Now	\$38,800	2031	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$143,100	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Window Wall	13%			2046	**	5	\$62,400	
Windows								
Aluminum	97%	0-2	\$2,206,200	2051	**	5	\$24,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location :</i>								
Metal Louvers	3%	Now	\$48,600	2041	**			
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Fire Damage</i>								
Parapets								
Metal Rail	100%			2039	**	5-10	\$88,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$2,649,100	2036		**		
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bird Droppings Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bird Droppings Throughout Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE		**	5	\$122,900
Ceramic Tile	2%			2035		**	5	\$4,500
Panel/Paver: Cer/Brk	35%			2042		**	5	\$177,000
Terrazzo	5%			LIFE		**	5	\$8,800
Traffic Topping	23%	0-2	\$137,100	2026	\$685,400		5	\$32,300
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2026	\$102,100		3	\$5,600
Wood	5%			2041		**	5	\$21,100
Interior Walls								
Concrete Masonry Unit	25%	Now	\$155,700	LIFE		**	5	\$26,200
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$11,200	LIFE		**	5	\$3,900
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	70%			LIFE		**		
Ceilings								
AcousTile,Adhered	5%			2031		**	5	\$10,200
Exposed Concrete	5%	Now	\$35,000	LIFE		**	5	\$1,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor At Concrete Beam</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor At Concrete Beam</i>								
Exposed Concrete	90%			LIFE		**	5	\$28,600

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

Under 600 Volts

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset # : 277

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%			2026	\$42,000	5	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
	Air Circuit Breaker	30%			2026	\$47,000	5	\$200
	Molded Case Bkrs	70%			2026	\$109,700	5	\$2,600
Raceway								
	Conduit	100%			2026	\$162,400	1	
Panelboards								
	Fused Disc Sw	5%			2025	\$6,400	5	\$200
	Molded Case Bkrs	95%			2025	\$121,400	5	\$3,500
Wiring								
	Braided Cloth	80%	2-4	\$204,700	2051	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2026	\$51,200	1	
Motor Controllers								
	Locally Mounted	20%			2024	\$32,300	5	\$200
	Motor Control Center	80%			2024	\$189,300	5	\$3,100
Ground								
Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
	Fluorescent	96%			2021	\$2,533,200	10	\$132,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
	Incandescent	4%			2021	\$105,600	2	\$100
Egress Lighting								
	Emergency, Battery	50%			2021	\$108,300	10	\$18,100
	Exit, Service	50%			2021	\$26,700	1	
Exterior Lighting								
	HID	100%			2021	\$565,000	10	\$400
Alarm								
Security System								
	No Component	90%						
	Generic	10%			2026	\$45,300	1	\$5,200
Fire/Smoke Detection								
	No Component	50%						
	Generic, Analog	50%			2026	\$774,800	1-3	\$44,400

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

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY
Asset # : 277

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating							
Energy Source							
Plant Campus Steam / PRV	100%			2036	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Whole</i>							
<i>Explanation : This Is Vacant Building. Steam Supplied From Power House</i>							
Conversion Equipment							
Not Accessible	100%						
Distribution							
Not Accessible	100%						
Terminal Devices							
Not Accessible	100%						
Air Conditioning							
Energy Source							
Not Accessible	100%						
Conversion Equipment							
Not Accessible	100%						
Distribution							
Not Accessible	100%						
Terminal Devices							
Not Accessible	100%						
Heat Rejection							
Not Accessible	100%						
Dehumidifier							
Not Accessible	100%						
Ventilation							
Distribution							
Not Accessible	100%						
Exhaust Fans							
Not Accessible	100%						
Plumbing							
H/C Water Piping							
Not Accessible	100%						
Water Heater							
Not Accessible	100%						
HW Heat Exchanger							
Not Accessible	100%						
Sanitary Piping							
Not Accessible	100%						
Storm Drain Piping							
Not Accessible	100%						
Sump Pump(s)							
Not Accessible	100%						
Pool Filter/Treatment							
Not Accessible	100%						
Sewage Ejector(s)							
Not Accessible	100%						

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset # : 277

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Backflow Preventer							
	Not Accessible	100%						
Fixtures								
	Not Accessible	100%						
Vertical Transport								
	Elevators							
	Not Accessible	100%						
	Escalators							
	Not Accessible	100%						
Fire Suppression								
	Standpipe							
	Not Accessible	100%						
	Sprinkler							
	Not Accessible	5%						
	Not Accessible	95%						
	Fire Pump							
	Not Accessible	100%						
	Chemical System							
	Not Accessible	100%						

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Address : 449 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.010 / 125 **Yr Built/Renovated** : 1930 / 2011
Area Sq Ft : 598,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 18-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,6,7,10,Pen
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,214,000	\$1,733,000
Interior Architecture	\$3,620,500	\$2,773,700
Electrical	\$9,401,900	\$3,002,900
Mechanical	\$6,499,400	\$8,080,800
Total	\$23,735,700	\$15,590,400
Importance Code A	\$4,214,000	\$1,859,000
Importance Code B	\$19,385,800	\$12,127,700
Importance Code C	\$136,000	\$1,603,700
Total	\$23,735,700	\$15,590,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,500	\$96,400	\$19,400	
Interior Architecture	\$15,200	\$15,200	\$44,300	
Electrical	\$111,800	\$99,500	\$121,600	\$81,900
Mechanical	\$60,600	\$70,800	\$140,200	\$63,800
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$300,800	\$380,600	\$424,200	\$244,300
Importance Code A	\$14,500	\$97,900	\$19,400	
Importance Code B	\$286,300	\$282,700	\$404,800	\$244,300
Importance Code C				
Total	\$300,800	\$380,600	\$424,200	\$244,300



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$55,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Concrete Masonry Unit	3%			LIFE	**	5	\$10,500	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	75%	Now	\$270,600	LIFE	**	5	\$419,500	
		<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Masonry: Limestone	5%			LIFE	**	5	\$21,000	
Metal Panel	10%	0-2	\$14,500	2036	**	5	\$104,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : These Are Actually Lead Panels</i>						
Stucco Cement	3%			2031	**	5	\$42,000	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Window Wall	2%			2046	**	5	\$42,000	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Windows								
	Aluminum	50%			2034	**	5	\$117,000
	Steel	5%	Now	\$653,100	2051	**	5	\$73,100
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : East And West Facades Of Wing B</i>				
				<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : East And West Facades Of Wing B</i>				
	Wood	45%	Now	\$3,158,200	2051	**	5	\$526,300
				<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>				
				<i>Location : North Facade, South Facade, Crossovers</i>				
				<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : North Facade, South Facade, Crossovers</i>				
				<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : North Facade, South Facade, Crossovers</i>				
				<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>				
				<i>Location : North Facade, South Facade, Crossovers</i>				
Parapets								
	Copper/Terne	2%			2046	**	5	\$4,400
				<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Masonry: Brick	55%			LIFE	**	5	\$24,700
				<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>				
				<i>Location : Throughout</i>				
				<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
	Masonry: Limestone	13%			LIFE	**	5	\$7,400
				<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Metal Rail	15%			2031	**	5-10	\$121,800
				<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Metal: Cage/Fence	15%			2031	**	5-10	\$52,200
				<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	67%			2034	**	10	\$194,700	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Clay Tile	20%			2052	**	10	\$58,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Copper/Terne	3%			2041	**	10	\$21,800	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Panel/Paver: Cer/Brk	5%			2052	**	10	\$19,400	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Sloped Glazing	5%			LIFE	**	5	\$193,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$221,700	
Ceramic Tile	3%			2035	**	5	\$30,400	
Panel/Paver: Cer/Brk	5%			2034	**	5	\$114,000	
Terrazzo	35%			LIFE	**	5	\$277,100	
Vinyl Tile	5%			2034	**	3	\$19,000	
Vinyl Tile	30%			2031	**	3	\$114,000	
Vinyl Tile 9" X 9"	12%			2021		3	\$45,600	
							\$1,431,700	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 3rd Floor Bridge To Building P</i>					
Interior Walls								
Ceramic Tile	5%			2029	\$1,336,400	5	\$45,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$36,200	
Gypsum Board	20%			LIFE	**	5	\$108,700	
			<i>Repairs in Progress, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Floors 2, 6, 7</i>					
Gypsum Board	5%			LIFE	**	5	\$27,200	
Plaster	35%	Now	\$136,000	LIFE	**	5	\$95,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Floors, 2, 8, 10 - B Building</i>					
SGFT/Glazed Masonry	25%			LIFE	**			

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset # : 125

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$109,500	2031	**	5	\$158,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	2-4	\$109,500	2039	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	7%			LIFE	**	5	\$11,100	
Plaster	43%	Now	\$1,833,800	LIFE	**	5	\$272,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Connecting Tunnels, Floors 2, 6, 7 - A Building / Floors 2, 8, 10 - B Building</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2026	\$88,200	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switch Rated At 4000 Amperes Each</i>								
Fused Disc Sw	30%			2026	\$37,800	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
<hr/>								
Transformers								
Dry Type	50%			2024	\$8,400	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 150 Kilo-volt-ampere, 480/277/120 Volts</i>								
Dry Type	50%			2031	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 Kilo-volt-ampere, 480/277/208 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2026	\$156,700	5	\$800	
Molded Case Bkrs	70%			2026	\$365,600	5	\$11,000	
<hr/>								
Raceway								
Conduit	90%			2026	\$563,000	1		
Conduit	10%			2046	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2025	\$57,500	5	\$1,400	
Molded Case Bkrs	80%			2025	\$460,100	5	\$12,600	
Molded Case Bkrs	10%			2042	**	5	\$1,600	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$674,600	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2036	**	1		
Thermoplastic	10%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2024	\$199,000	5	\$2,000	
Locally Mounted	30%			2031	**	5	\$1,200	
Motor Control Center	20%			2024	\$510,000	5	\$3,300	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	30%			2031	**	1	\$55,300	
Automatic	70%			2039	**	1	\$129,000	
Generators								
Diesel	100%			2035	**	1	\$231,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 750 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$22,200	
Fuel Storage								
Day Tank	50%			2042	**	5	\$55,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2029	\$38,800	5	\$8,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30,000 Gallons Rated Capacity</i>								
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	55%			2021	\$5,788,000	10	\$302,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2031	**	10	\$219,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2026	\$526,200	10	\$27,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Service	45%			2031	**	1		
Emergency, Battery	5%			2031	**	10	\$7,200	
Exit, LED	40%			2054	**	1		
Exit, Service	10%			2026	\$21,300	1		
Exterior Lighting								
HID	100%			2021	\$2,417,600	10	\$1,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$67,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$369,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2026	\$60,900	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$35,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2046	**	4	\$29,500
Terminal Devices								
	Air Handler	20%			2021	\$1,686,200	1	\$74,100
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
	Convactor/Radiator	80%			2024	\$2,567,900	1	\$154,700
Air Conditioning								
Energy Source								
	Electricity	100%			2034	**	1	
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%			2020	\$1,275,100	2	\$3,700
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
	Reciprocating Compr/Chiller	10%			2021	\$508,900	1	\$27,800
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : B Building Basement</i>								
	Ext Pkg Unit - Heating/Cooling	20%			2031	**	2	\$7,300
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
	Window/Wall Unit	60%			2021	\$749,700	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2036	**	4	\$4,400
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2021	\$672,500	1	\$37,000
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%			2021	\$326,100	2	\$41,700
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$334,000
Exhaust Fans								
	Interior	40%	Now	\$85,300	2021	\$853,300	2	\$5,900
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
	Roof	60%			2026	\$597,300	2	\$11,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C
Asset # : 125

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2026	\$954,800	4	\$59,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2021	\$91,400	4	\$19,000	
Sewage Ejector(s) Electric	100%			2021	\$172,700	4	\$35,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : A And C Buildings - (6) Basement To Roof, (3) Basement To 10th Floor.</i>								
<i>Explanation : 9 Units (6 Passenger, 3 Freight)</i>								
Fire Suppression								
Standpipe								
Generic	100%			2026	\$2,498,800	1-5	\$313,100	
Sprinkler								
No Component	80%							
Generic	20%			2026	\$1,174,200	1-2	\$33,600	

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Address : 591 CLARKSON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 / 2010
Area Sq Ft : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$181,500	\$115,100
Interior Architecture		\$76,600
Electrical		\$1,187,700
Mechanical		\$1,257,100
Total	\$181,500	\$2,636,500
Importance Code A	\$181,500	\$115,100
Importance Code B		\$2,444,800
Importance Code C		\$76,600
Total	\$181,500	\$2,636,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$2,200	
Interior Architecture	\$3,400	\$30,800	\$8,100	
Electrical	\$10,000	\$8,100	\$6,600	\$7,500
Mechanical	\$4,600	\$10,200	\$12,800	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,000	\$53,000	\$33,800	\$15,300
Importance Code A		\$100	\$2,200	
Importance Code B	\$19,700	\$52,900	\$31,500	\$15,300
Importance Code C	\$2,300			
Total	\$22,000	\$53,000	\$33,800	\$15,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$181,500	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Fracade At Window Sills</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2042	**	5	\$4,500	
Parapets								
Metal Rail	100%			2039	**	5-10	\$12,900	
Roof								
Single Ply Membrane	100%			2034	**	10	\$69,800	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$11,100	
Ceramic Tile	3%			2035	**	5	\$2,200	
Vinyl Tile	90%			2031	**	3	\$24,400	
Interior Walls								
Ceramic Tile	3%			2035	**	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$9,300	
Gypsum Board	82%			LIFE	**	5	\$76,600	
Ceilings								
AcousTileSusp.Lay-In	85%			2031	**	5	\$61,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$9,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2500 Amperes</i>								
Transformers								
Dry Type	100%			2031	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,300	

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$14,900	
Generators								
Diesel	100%			2029	\$78,200	1	\$18,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : Emergency Generator Rated At 53 Kw</i>					
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$1,800	
Fuel Storage								
Day Tank								
	50%			2034	**	5	\$4,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 100 Gallon Capacity</i>					
Main Tank								
	50%			2041	**	5	\$700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 30,000 Gallon Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent								
	98%			2026	\$288,600	10	\$43,500	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent								
	2%			2026	\$13,100	2		
Egress Lighting								
Emergency, Service								
	50%			2026	\$12,700	1		
Exit, Service								
	50%			2026	\$8,600	1		
Exterior Lighting								
HID								
	100%			2026	\$195,200	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$1,400	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2026	\$46,900	1	\$5,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2026 \$535,300 1-3 \$30,700

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations And Horns

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

Heating

Energy Source
Plant Campus Steam /
PRV

100% 2036 * * 1

Other Observation, Extent : Light, Area Affected : 100%

Location : Steam Room

Explanation : Steam Supplied From Power House

Conversion Equipment
Pres. Reducing
Valve/LP Steam

100% 2029 \$32,100 5 \$2,900

Distribution

Central Plant Steam
Piping/Pmp

100% 2046 * * 4 \$2,400

Terminal Devices

Air Handler
Fan Coil Unit/Heat

75% 2026 \$510,600 1 \$22,400
25% 2026 \$181,300 1 \$3,900

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

80% 2026 \$484,900 2 \$2,400

R-22 Refrigerant, Extent : Light, Area Affected : 80%

Location : 2 On Roof, 1 On The Side Of Building

Other Observation, Extent : Light, Area Affected : 80%

Location : Roof

Explanation : 2 Roof Top Units

No Component 20%

Ventilation**Distribution**

Ductwork/Diffusers

100% LIFE * * 2-5 \$27,000

Exhaust Fans

Roof

100% 2026 \$80,400 2 \$1,500

Plumbing

H/C Water Piping
Brass/Copper

100% 2036 * * 1

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING
Asset # : 4123

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2046	**	4	\$4,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2031	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Enclosure Near Sidewalk</i>								
<i>Explanation : R P Z Located Outside</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2046	**	1-5	\$24,400	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Address : 594 ALBANY AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0009.280 / 4433 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 174,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 4829 **Lot** : 1 **BIN** : 3327678

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$171,000	\$116,200
Interior Architecture	\$56,400	\$14,876,000
Electrical		\$6,452,400
Mechanical	\$74,000	\$823,300
Total	\$301,400	\$22,267,900
Importance Code A	\$171,000	\$232,100
Importance Code B	\$74,000	\$7,362,300
Importance Code C	\$56,400	\$14,673,500
Total	\$301,400	\$22,267,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$19,400	\$27,000	
Interior Architecture			\$71,300	
Electrical	\$32,000	\$30,800	\$23,900	\$27,200
Mechanical	\$52,100	\$85,100	\$106,800	\$90,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$103,800	\$155,000	\$248,800	\$137,300
Importance Code A		\$19,700	\$27,000	
Importance Code B	\$103,800	\$135,200	\$188,300	\$137,300
Importance Code C			\$33,500	
Total	\$103,800	\$155,000	\$248,800	\$137,300



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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$116,200	
Metal Panel	5%			2046	**	5-10	\$44,400	
Pre-Cast Concrete	2%			LIFE	**	5	\$8,400	
Window Wall	3%			2046	**	5	\$14,500	
Windows								
Aluminum	100%			2042	**	5	\$54,100	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$8,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	
Roof								
IRMA/Protected Membrane	100%	Now	\$171,000	2031	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 5th Floor</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 5th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Nurse Station 5a, Corridor Near Room 6, Restroom In Room 6, Storage Room 5a06</i>								
Interior								
Floors								
Carpet	10%			2025	\$358,800	3	\$39,400	
Cast in Place Concrete	10%			LIFE	**	5	\$57,500	
Terrazzo	5%			LIFE	**	5	\$10,300	
Vinyl Tile	75%			2031	**	3	\$74,000	
Interior Walls								
Ceramic Tile	5%	Now	\$56,400	2035	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$22,900	
Fabric on Framing	35%			2027	\$14,570,300	5	\$66,900	
Gypsum Board	45%			LIFE	**	5	\$103,300	
Ceilings								
AcousTileSusp.Lay-In	65%			2039	**	5	\$97,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,400	
Gypsum Board	25%			LIFE	**	5	\$47,100	

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Main Service Switches Rated 4000 Amperes Each</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$800	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$400	
Molded Case Bkrs	90%			2034	**	5	\$4,100	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	5%			2031	**	5	\$100	
Motor Control Center	95%			2031	**	5	\$4,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$53,800	
Generators								
Diesel	100%			2029	\$373,500	1	\$67,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$6,500	
Fuel Storage								
Day Tank	50%			2034	**	5	\$16,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 100 Gallon Capacity</i>						
Main Tank	50%			2041	**	5	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 2500 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$3,010,100	10	\$157,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2026	\$61,400	10	\$3,200	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						

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

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	40%			2026	\$36,800	1		
Emergency, Battery	10%			2026	\$25,200	10	\$4,200	
Exit, LED	10%			2041	**	1		
Exit, Service	40%			2026	\$24,900	1		
Exterior Lighting								
HID	100%			2026	\$705,600	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$5,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$169,600	1	\$19,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,935,100	1-3	\$111,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	\$115,900	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : 3 Heat Exchangers For Radiators And Induct Coils</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2042	**	4	\$4,300	
Central Plant Steam Piping/Pmp	50%	Now	\$74,000	2046	**	4	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Undersized</i>								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2031	**	1	\$54,100	
Convactor/Radiator	40%			2039	**	1	\$22,600	
Fan Coil Unit/Heat	10%			2031	**	1	\$5,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	**	1	\$189,200	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : M E R, Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : M E R, Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$8,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$108,100	
Heat Rejection								
Water Cooling Tower	100%			2027	\$664,100	2	\$175,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,500	
Exhaust Fans								
Interior	50%			2031	**	2	\$2,700	
Roof	50%			2031	**	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
HW Heat Exchanger								
Steam Fired	100%			2046	**	4	\$17,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$3,700	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$7,000	
Backflow Preventer								
Generic	100%			2031	**	1	\$10,700	
Fixtures								
Generic	100%							
Vertical Transport								

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HEALTH AND HOSPITALS CORP. - 819
KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER
Asset # : 4433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	75%			LIFE			* *
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 3 Units</i>					
	Hydraulic	25%			LIFE			* *
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Standpipe							
	Generic	100%			2052		1-5	\$88,100
	Sprinkler							
	Generic	100%			2052		1-2	\$49,000
	Fire Pump							
	Generic	100%			2035		1	\$32,600

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : LINCOLN HOSPITAL GARAGE
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 303,425 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 03-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$717,700
Interior Architecture	\$440,800	\$929,400
Electrical	\$1,523,900	\$3,237,800
Mechanical	\$39,700	\$39,700
Total	\$2,004,400	\$4,924,600
Importance Code A		\$717,700
Importance Code B	\$2,004,400	\$4,206,900
Total	\$2,004,400	\$4,924,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Electrical	\$6,800	\$3,400	\$3,800	\$2,800
Mechanical	\$5,700	\$5,700	\$11,300	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$22,400	\$18,900	\$25,000	\$18,400
Importance Code A				
Importance Code B	\$22,400	\$18,900	\$25,000	\$18,400
Total	\$22,400	\$18,900	\$25,000	\$18,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	**	5	\$220,100	
Masonry: Brick Cavity	15%			LIFE	**	5	\$7,800	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$409,300	
Masonry: Brick	10%			LIFE	**	5	\$4,400	
Roof								
Cast in Place Concrete	95%			LIFE	**			
Modified Bitumen	3%			2027	\$49,700	10	\$3,400	
Single Ply Membrane	2%			2027	\$38,600	10	\$2,300	
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$440,800	LIFE	**	5	\$867,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Potholes Throughout</i>								
Interior Walls								
Cast in Place Concrete	95%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$62,000	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$48,100	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$8,000	
Wiring								
Thermoplastic	100%			2027	\$105,400	1		
Lighting								
Interior Lighting								
HID	100%			2027	\$2,650,400	10	\$9,800	
Egress Lighting								
Emergency, Battery	50%			2022	\$218,700	10	\$36,600	
Exit, Service	50%			2022	\$43,700	1		
Exterior Lighting								
HID	100%			2022	\$1,224,800	10	\$900	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$98,100	1	\$11,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$335,900	1-3	\$18,700	

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

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL GARAGE
Asset # : 280

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Vertical Transport							
Elevators Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st To 5th Floor</i> <i>Explanation : 2 Units</i>							
Fire Suppression							
Standpipe Generic	100%			2037	* *	1-5	\$153,000

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL
Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 03-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9,pen
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,600,500	\$2,695,900
Interior Architecture	\$2,091,900	\$13,685,000
Electrical	\$5,233,700	\$6,615,100
Mechanical	\$15,717,800	\$7,230,700
Total	\$27,643,900	\$30,226,800
Importance Code A	\$4,600,500	\$2,920,500
Importance Code B	\$22,941,600	\$15,194,700
Importance Code C	\$101,800	\$12,111,600
Total	\$27,643,900	\$30,226,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$61,900			
Interior Architecture	\$94,100			\$228,700
Electrical	\$108,000	\$98,100	\$101,900	\$86,500
Mechanical	\$221,800	\$245,900	\$272,000	\$255,200
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$666,200	\$524,400	\$554,300	\$750,800
Importance Code A	\$113,100	\$51,100	\$53,600	\$51,100
Importance Code B	\$553,200	\$473,300	\$500,700	\$674,200
Importance Code C				\$25,500
Total	\$666,200	\$524,400	\$554,300	\$750,800



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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	83%	0-2	\$1,374,100	LIFE	**	5	\$685,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Horizontal Expansion Joints Throughout</i>								
Masonry: Brick Cavity	10%	Now	\$993,300	LIFE	**	5	\$82,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade - A Wing / Wall At Generator Intake - 3rd Floor</i>								
Window Wall	7%			2047	**	5	\$216,900	
Windows								
Aluminum	60%			2043	**	5	\$92,700	
Aluminum	40%			2035	**	5	\$61,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Double Gauge Windows With Recessed Cavity</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$52,800	
Metal Rail	10%			2040	**	5-10	\$112,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$19,500	
Roof								
IRMA/Protected Membrane	25%	Now	\$938,800	2037	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor A Wing</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor A Wing, 3rd Floor Roof @ Generator</i>								
IRMA/Protected Membrane	35%			2027	\$1,314,300	10	\$154,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B And D Wings</i>								
<i>Explanation : 9th Floor Roofs</i>								
Modified Bitumen	25%			2035	**	10	\$110,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex And C Wing Roof Above 10th Floor</i>								
Plaza Roof: Stone Panels	3%	Now	\$31,000	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Entrance</i>								
Roll Roofing	5%	Now	\$97,200	2029	\$97,200	5	\$18,400	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
Skylight, Metal/Glass	7%	Now	\$974,200	2037	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Glass Above A And C Wings</i>								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Skylight, Metal/Glass	7%	Now	\$974,200	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above A And C Wings</i>								
Interior								
Floors								
Carpet	10%			2026	\$2,112,300	3	\$309,600	
Cast in Place Concrete	10%			LIFE	**	5	\$338,700	
Ceramic Tile	5%			2036	**	5	\$77,400	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$348,300	
Vinyl Tile	65%	Now	\$457,300	2032	**	3	\$377,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$203,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
Fabric on Framing	5%			2028	\$11,085,100	5	\$50,900	
Gypsum Board	60%			LIFE	**	5	\$733,200	
Gypsum Board	9%			LIFE	**	5	\$110,000	
Masonry: Brick	5%			LIFE	**			
Marble Panels	1%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Utility Elevator Banks</i>								
<i>Explanation : Corian Panels</i>								
Ceilings								
AcousTileConcealSpLn	30%	4+	\$800,200	2032	**	5	\$289,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors On Floors 3, 5, 6, 8, 9</i>								
AcousTileSusp.Lay-In	40%	Now	\$106,700	2040	**	5	\$308,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Locker Rooms Below Auditorium Plaza Entrance</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$77,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Emergency Rooms</i>								
Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	5%	Now	\$16,700	LIFE	**	5	\$96,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Section A, Stair A</i>								
Metal Panel	10%			LIFE	**	5	\$192,800	
Metal Panel	3%	Now	\$413,000	LIFE	**	5	\$57,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen, Food Preperation Area</i>								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	60%		2027	\$134,700	5	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>							
Fused Disc Sw	40%		2027	\$89,800	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 5000 Ampere Main Disconnect Switch</i>							
Transformers							
Dry Type	100%		2025	\$16,900	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Three - 1000 Kilo-volt-ampere, 460lv-208/120lv</i>							
Switchgear / Switchboard							
Fused Disc Sw	50%		2027	\$496,200	5	\$2,200	
Molded Case Bkrs	50%		2027	\$496,200	5	\$13,600	
Raceway							
Conduit	90%		2027	\$1,126,000	1		
Conduit	10%		2047	**	1		
Panelboards							
Fused Disc Sw	7%		2026	\$81,600	5	\$1,700	
Fused Disc Sw	3%		2043	**	5	\$700	
Molded Case Bkrs	70%		2026	\$816,400	5	\$19,100	
Molded Case Bkrs	20%		2043	**	5	\$5,400	
Wiring							
Thermoplastic	90%		2027	\$1,734,600	1		
Thermoplastic	10%		2047	**	1		
Motor Controllers							
Locally Mounted	10%		2025		5	\$700	
Motor Control Center	50%		2025	\$1,136,100	5	\$14,100	
Motor Control Center	40%		2032	**	5	\$11,300	
Ground							
Grounding Devices							
Generic	100%		LIFE	**	5	\$15,200	
Stand-by Power							
Transfer Switches							
Automatic	90%		2025		1	\$286,400	
Automatic	10%		2044	**	1	\$31,800	

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	70%			2023		1	\$280,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1000 Kilowatts Waukesha</i>								
Diesel	30%			2036	**	1	\$120,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Genset Rated At 2000 Kilowatts</i>								
Batteries								
Lead/Acid	30%			2021	\$500	5	\$11,500	
Nickel Cadmium	70%			2022	\$1,100	5	\$161,400	
Fuel Storage								
Day Tank	50%			2026	\$40,200	5	\$95,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$32,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	88%			2032	**	10	\$834,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$94,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Compact Fluorescent Lighting Fixtures</i>								
LED	2%			2035	**			
Egress Lighting								
Emergency, Service	60%			2032	**	1		
Exit, Service	40%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$4,175,400	10	\$3,200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2030	**	5	\$30,400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$334,500	1	\$38,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$65,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Provided From Service Building</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2030	**	1	\$511,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 14 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	80%	2-4	\$129,100	2035	**	4	\$40,800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 20 Out Of 50 Pumps Not Working</i>								
<hr/>								
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$15,300	
<hr/>								
Terminal Devices								
Air Handler	50%			2022	\$7,280,600	1	\$319,800	
Convactor/Radiator	20%			2025	\$1,108,800	1	\$66,800	
Induction Unit	30%			2030	**	1	\$100,200	
<hr/>								
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$76,500	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$8,129,700	1	\$447,700	
Induction Unit	30%			2027	\$1,846,200	1	\$100,200	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$576,800	
<hr/>								
Exhaust Fans								
Interior	95%			2027	\$3,500,000	2	\$30,100	
Roof	5%			2027	\$86,000	2	\$1,600	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL MAIN HOSPITAL
Asset # : 278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%	Now	\$43,200	LIFE	* *	1	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Staircase A - 10th Floor</i>								
	Sump Pump(s) Non-Submersible	100%			2032	* *	4	\$32,800
	Sewage Ejector(s) Electric	100%			2027	\$298,200	4	\$41,200
	Backflow Preventer Not Accessible	100%						
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (14) Basement To 10th Floor, (2) Basement To 11th Floor</i>								
<i>Explanation : 16 Units</i>								
	Escalators Over 20' Rise	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2047	* *	1-5	\$540,800
	Sprinkler No Component Generic	10% 90%			2037	* *	1-2	\$260,800
	Chemical System Generic	100%			2025	\$27,900	1-3	\$3,700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : LINCOLN HOSPITAL SERVICE BLDG
Address : 234 EAST 149TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0010.020 / 279 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 80,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 03-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$914,500	\$79,000
Interior Architecture	\$77,100	\$156,000
Electrical	\$417,200	\$1,802,900
Mechanical	\$371,500	\$2,141,800
Total	\$1,780,300	\$4,179,800
Importance Code A	\$914,500	\$79,000
Importance Code B	\$788,700	\$4,100,800
Importance Code C	\$77,100	
Total	\$1,780,300	\$4,179,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,500		\$33,600	\$16,200
Interior Architecture		\$500		
Electrical	\$18,400	\$11,700	\$11,300	\$6,900
Mechanical	\$26,600	\$34,000	\$62,300	\$32,400
Total	\$52,600	\$46,200	\$107,100	\$55,500
Importance Code A	\$15,400	\$7,900	\$41,700	\$24,100
Importance Code B	\$37,100	\$38,200	\$65,400	\$31,400
Importance Code C				
Total	\$52,600	\$46,200	\$107,100	\$55,500



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

HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	0-2	\$158,400	LIFE	**	5	\$79,000	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Horizontal Expansion Joints</i>								
Metal Coiling Doors	3%	0-2	\$3,000	2032	**	5	\$3,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Door Frame</i>								
Windows								
Aluminum	50%			2035	**	5	\$700	
Metal Louvers	50%			2030	**	10	\$4,200	
Parapets								
Masonry: Brick Cavity	85%	Now	\$256,500	LIFE	**	5	\$26,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapets</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapets</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof								
IRMA/Protected Membrane	95%	Now	\$499,600	2037	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Roof</i>								
<i>Explanation : Slated For Full Replacement In 2017</i>								
Roll Roofing	5%			2023		5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$156,000	
Vinyl Tile	5%			2027		3	\$1,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	95%	Now	\$77,100	LIFE	**	5	\$26,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell K</i>								

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

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

Interior

Ceilings

Exposed Concrete	75%			LIFE	**	5	\$8,800	
Exposed Struc: Steel	25%			LIFE	**			

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	80%			2027	\$17,800	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Four 5000 Ampere Main Disconnect Switches

Fused Disc Sw	20%			2027	\$4,400	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Ampere Main Disconnect Switch For Fire Pump

Transformers

Dry Type	100%			2025	\$16,900	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3 - 15 Kva , 480pri - 208/120sec

Switchgear / Switchboard

Fused Disc Sw	70%			2027	\$91,400	5	\$200	
Molded Case Bkrs	30%			2027	\$39,200	5	\$600	

Raceway

Conduit	90%			2027	\$95,300	1		
Conduit	10%			2047	**	1		

Panelboards

Fused Disc Sw	3%			2043	**	5	\$100	
Fused Disc Sw	7%			2026	\$5,000	5	\$100	
Molded Case Bkrs	80%			2026	\$57,500	5	\$1,700	
Molded Case Bkrs	10%			2043	**	5	\$200	

Wiring

Thermoplastic	90%			2027	\$147,900	1		
Thermoplastic	10%			2047	**	1		

Motor Controllers

Locally Mounted	5%			2025	\$8,000	5		
Locally Mounted	5%			2040	**	5		
Motor Control Center	90%			2025	\$85,200	5	\$2,000	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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Stand-by Power

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Stand-by Power								
Transfer Switches								
	Automatic	75%			2025	\$9,000	1	\$18,500
	Automatic	25%			2040	**	1	\$6,200
Generators								
	Diesel	70%			2023	\$66,000	1	\$21,700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Two 1000 Kw</i>					
	Diesel	30%			2023	\$28,300	1	\$9,300
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 1400kw</i>					
Batteries								
	Nickel Cadmium	100%			2020	\$1,600	5	\$17,800
Fuel Storage								
	Day Tank	50%			2026	\$3,100	5	\$7,400
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 100 Gallons Capacity</i>					
	Underground Storage	50%			LIFE	**	5	\$2,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 10,000 Gallons Capacity</i>					
Lighting								
Interior Lighting								
	Fluorescent	20%			2035	**	10	\$14,700
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	75%			2027	\$1,054,300	10	\$55,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
	Fluorescent	5%			2032	**	10	\$3,700
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
	Emergency, Service	50%			2027	\$21,000	1	
	Emergency, Service	10%			2035	**	1	
	Exit, Service	40%			2027	\$11,400	1	
Exterior Lighting								
	HID	100%			2022	\$322,900	10	\$200
Alarm								
Security System								
	No Component	90%						
	Generic	10%			2027	\$25,900	1	\$3,000

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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

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

Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2027	\$177,100	1-3	\$9,900	

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2047	**	1		
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Conversion Equipment

Steam Boiler	100%			2040	**	1	\$79,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water

Distribution

Hot Wtr Piping/Pump	20%			2043	**	4	\$800	
Central Plant Steam Piping/Pmp	80%			2037	**	4	\$4,700	

Terminal Devices

Air Handler	60%	Now	\$67,600	2027	\$675,700	1	\$26,700	
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Corroded, Extent : Moderate, Area Affected : 30%

Location : 2nd And 3rd Floor Mechanical Rooms

Fan Coil Unit/Heat	20%			2027	\$239,900	1	\$5,200	
Unit Heater - Steam	20%			2027	\$57,300	4	\$1,500	

Air Conditioning

Energy Source

Electricity	100%			2035	**	1		
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Conversion Equipment

Centrifugal, Elec Chiller	100%			2036	**	1	\$86,600	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 2nd Floor Refrigeration Plant

Other Observation, Extent : Light, Area Affected : 100%

Location : 2nd Floor Refrigeration Plant

Explanation : 4 Units Service The Entire Hospital Complex

Distribution

CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$3,900	
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Terminal Devices

Air Handler/Cool/Ht	100%			2027	\$898,200	1	\$49,500	
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HEALTH AND HOSPITALS CORP. - 819
LINCOLN HOSPITAL SERVICE BLDG
Asset # : 279

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$303,900	2032	* *	2	\$64,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Roof</i>									
<i>Damaged, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Roof</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans									
	Interior	95%			2027	\$270,700	2	\$2,300	
	Roof	5%			2027	\$6,600	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2037	* *	1		
	Galvanized Steel	30%			2032	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2037	* *	4	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3rd Floor Mechanical Room</i>									
<i>Explanation : Provide Hot Water To Entire Hospital Complex</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$12,200	4	\$1,700	
Sewage Ejector(s)									
	Electric	100%			2032	* *	4	\$4,800	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2037	* *	1-5	\$40,300	
Fire Pump									
	Generic	100%			2030	* *	1	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Services The Entire Hospital Complex</i>									

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : METROPOLITAN HOSPITAL MAIN BUILDING
Address : 1901 FIRST AVENUE @E. 99 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 2004
Area Sq Ft : 898,023 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 27-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,8,11,15,16
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,791,600	\$1,959,700
Interior Architecture	\$12,850,700	\$8,685,100
Electrical	\$2,175,000	\$19,388,300
Mechanical	\$1,730,000	\$16,437,800
Site Pavements	\$356,300	
Total	\$21,903,500	\$46,470,800
Importance Code A	\$4,791,600	\$2,117,100
Importance Code B	\$10,001,200	\$43,438,500
Importance Code C	\$7,110,700	\$915,200
Total	\$21,903,500	\$46,470,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$39,900
Interior Architecture	\$15,100	\$33,600	\$20,200	\$115,900
Electrical	\$146,300	\$149,000	\$190,100	\$167,500
Mechanical	\$481,500	\$296,900	\$485,300	\$280,200
Site Enclosure	\$35,000			
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$891,000	\$692,600	\$908,700	\$816,700
Importance Code A	\$84,500	\$84,500	\$84,500	\$126,600
Importance Code B	\$777,900	\$608,200	\$824,300	\$690,100
Importance Code C	\$28,700			
Total	\$891,000	\$692,600	\$908,700	\$816,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$49,700	LIFE	**	5	\$82,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopies At Receiving Courtyard</i>								
Masonry: Brick	88%			LIFE	**	5	\$724,900	
Masonry: Brick	2%	Now	\$53,100	LIFE	**	5	\$16,500	
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Walkway To Patient Drop Off Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Walkway To Pediatric Entrance</i>								
<i>Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.</i>								
Masonry: Granite	3%			LIFE	**	5	\$18,500	
Metal Panel	2%			2048	**	5-10	\$113,300	
Window Wall	3%			2048	**	5	\$92,700	
Windows								
Aluminum	70%			2044	**	5	\$243,100	
Aluminum	15%	Now	\$2,333,100	2053	**	5	\$26,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Aluminum	10%	Now	\$1,555,400	2053	**	5	\$17,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
Glass Block	3%			LIFE	**	5	\$6,500	
Metal Louvers	2%			2037	**	10	\$43,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$33,100	
Metal Rail	20%	Now	\$47,200	2033	**	5	\$58,700	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Building And 8th Floor Adjacent To Patient Drop Off</i>								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING

Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$98,500	2038	**	5	\$9,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i> <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> <i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i>								
Built-Up (BUR)	10%			2028	\$390,700	10	\$26,900	
IRMA/Protected Membrane	5%	Now	\$143,500	2038	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over New Born Pavillion On Fifth Floor</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over New Born Pavillion On Fifth Floor</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over New Born Pavillion</i> <i>Explanation : Traffic Surface</i>								
IRMA/Protected Membrane	10%	Now	\$229,500	2038	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Over Auditorium, 1st Floor, 9th Floor And Boiler Building Roofs</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Auditorium, 1st Floor, 9th Floor And Boiler Building Roofs</i>								
Modified Bitumen	5%	Now	\$19,500	2036	**			
<i>Ponding, Extent : Severe, Area Affected : 10%</i> <i>Location : At Roof Drain Above Emergency</i>								
Modified Bitumen	50%	Now	\$97,700	2033	**			1
<i>Blisters, Extent : Severe, Area Affected : 15%</i> <i>Location : 8th Floor Roof Abutting Patient Drop Off</i> <i>Drains Clogged, Extent : Severe, Area Affected : 5%</i> <i>Location : 8th Floor Roof Abutting Patient Drop Off</i> <i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i> <i>Location : 8th Floor Roof Abutting Patient Drop Off</i>								
Single Ply Membrane	5%	Now	\$45,600	2028	\$227,900			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Third Floor Opd</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Third Floor Opd</i>								
Skylight, Plastic	3%			2041	**	1		
Traffic Topping	2%			2033	**	10	\$9,000	
Soffits								
Weathering Steel	100%	Now	\$72,500	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i> <i>Location : Receiving Service Courtyard</i>								
Interior								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2027	\$916,900	3	\$100,800	
Cast in Place Concrete	5%			LIFE	**	5	\$147,000	
Ceramic Tile	3%			2037	**	5	\$40,300	
Quarry Tile	3%	4+	\$61,900	2041	**	5	\$30,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical</i>								
Terrazzo	5%			LIFE	**	5	\$52,500	
Traffic Topping	10%			2036	**	5	\$168,000	
Vinyl Tile	55%	4+	\$134,400	2028	\$6,718,500	3	\$277,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical</i>								
Vinyl Tile	5%	Now	\$610,800	2038	**	3	\$25,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 4th Floor Wing</i>								
Vinyl Tile 9" X 9"	9%			2023	\$1,424,300	3	\$60,500	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
Gypsum Board	10%			LIFE	**	5	\$123,400	
Granite Panels	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	40%			LIFE	**	5	\$246,800	
SGFT/Glazed Masonry	5%	Now	\$4,256,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Areas And Base Of Walls In Corridors And Kitchen</i>								
SGFT/Glazed Masonry	17%			LIFE	**			
Wood	5%	Now	\$2,446,300	LIFE	**	5	\$411,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium And 4th Floor Wing</i>								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING

Asset # : 281

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$133,600	2033	**	5	\$33,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
AcousTileConcealSpLn	45%	Now	\$523,000	2033	**	5	\$378,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : New Born Pavillion, Emergency Room</i>								
AcousTileConcealSpLn	5%	Now	\$581,100	2048	**	5	\$42,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 4th Floor Wing</i>								
AcousTileSusp.Lay-In	28%			2041	**	5	\$376,300	
Exposed Concrete	5%	Now	\$1,155,700	LIFE	**	5	\$10,500	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Metal Panel	5%	Now	\$1,199,500	LIFE	**	5	\$84,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Basement Corridors</i>								
Metal Panel	2%			LIFE	**	5	\$33,600	
Plaster	5%			LIFE	**	5	\$42,000	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$28,700	2038	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Vault And Conduit Walls</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$6,300	2048	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At 99th Street Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$66,100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Avenue Walkway At OPD Entrance</i>								

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$290,200 2031 * *

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

Location : 2nd Avenue Driveway, Courtyards

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

50% 2028 \$105,000 5 \$2,300

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 1

Explanation : 2- Main Service Disconnect Switches Rated At 3000 Amperes

Air Circuit Breaker

25% 2028 \$52,500 5 \$1,200

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2

Explanation : 1- Main Service Disconnect Switch Rated At 4000 Amperes

Fused Disc Sw

25% 2038 * * 5 \$1,000

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2

Explanation : 1- Main Service Disconnect Switch Rated At 5000 Amperes.

Transformers

Dry Type

50% 2033 * * 5 \$1,700

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 1

Explanation : 2- 112 Kva, 480/277/208 Volts And 1-150kva, 480/277/208 Volts

Dry Type

25% 2033 * * 5 \$800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2

Explanation : 150 Kva, 480/277/120 Volts

Dry Type

25% 2041 * * 5 \$800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement Mechanical Room

Explanation : 225 Kva, 480/208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker

10% 2028 \$83,600 5 \$500

Molded Case Bkrs

90% 2028 \$752,200 5 \$21,300

Raceway

Busway

5% 2033 * * 1

Conduit

85% 2028 \$886,200 1

Conduit

10% 2048 * * 1

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING

Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2036	**	5	\$1,000
	Molded Case Bkrs	75%			2027	\$719,000	5	\$17,700
	Molded Case Bkrs	10%			2036	**	5	\$2,400
	Molded Case Bkrs	10%			2044	**	5	\$2,400
Wiring								
	Braided Cloth	65%	0-2	\$1,044,000	2053	**	1	
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Busway	5%			2033	**	1	
	Thermoplastic	20%			2038	**	1	
	Thermoplastic	10%			2048	**	1	
Motor Controllers								
	Locally Mounted	10%			2041	**	5	\$600
	Locally Mounted	10%			2026		5	\$600
	Variable Frequency Drive	80%			2045	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$13,200
Stand-by Power								
Transfer Switches								
	Automatic	80%			2026		1	\$221,000
	Automatic	20%			2033	**	1	\$55,300
Generators								
	Diesel	50%			2024		1	\$173,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room 1</i>							
	<i>Explanation : Wauksha Diesel Generator Rated At 600 Kw</i>							
	Diesel	50%			2024		1	\$173,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room 3</i>							
	<i>Explanation : Mitsubishi Diesel Generator Rated At 750 Kw</i>							
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$33,300

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	25%			2044	**	5	\$41,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 3</i>						
		<i>Explanation : 30 Gallons Rated Capacity</i>						
Day Tank	25%			2044	**	5	\$41,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 1</i>						
		<i>Explanation : 50 Gallons Rated Capacity</i>						
Main Tank	50%			2068	**	5	\$13,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 2- Newly Installed Main Tanks Rated At 8000 Gallons Each</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$164,700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Offices</i>						
Fluorescent	2%			2023	\$315,600	10	\$16,500	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	63%			2033	**	10	\$518,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	14%			2033	**	10	\$115,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	1%			2033	**	10	\$300	
Egress Lighting								
Emergency, Service	50%			2028	\$236,100	1		
Exit, LED	40%			2043	**	1		
Exit, Service	10%			2028	\$32,000	1		
Exterior Lighting								
HID	100%			2028	\$3,625,000	10	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 46 HID Fixtures And 12 Light Poles Controlled By Photocells</i>						
Alarm								
Security System								
Generic	100%			2028	\$2,904,000	1	\$335,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System, Intrusion Alarm System And Infant Protection System</i>						

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING

Asset # : 281

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2028 \$9,941,400 1-3 \$553,400

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Smoke Detectors

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2058 * * 1

Other Observation, Extent : Light, Area Affected : 100%

Location : Underground

Explanation : 2 Units Of 35,000 Gallon Tank (new) And 2- 50,000 Gallon Tanks Are Abandoned

Conversion Equipment

Heat Exchanger, Plate &
Frame
Steam Boiler

10% 2031 * * 1 \$44,400

90% 2048 * * 1 \$800,400

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 3 Units, Recently Installed

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp

90% 2036 * * 4 \$59,800

10% Now \$76,100 2038 * * 4 \$4,400

Corroded, Extent : Moderate, Area Affected : 5%

Location : Condensate Return Line Coming From 16th Floor

Terminal Devices

Air Handler
Convactor/Radiator

30% 2028 \$3,792,600 1 \$166,600

70% 2033 * * 1 \$203,000

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

Conversion Equipment

Centrifugal, Elec Chiller

75% 2031 * * 1 \$728,900

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : 2 Main Chillers In The Basement And 5 Units On The Roof

Window/Wall Unit

25% 2023 \$468,400 1

Distribution

CW & CHW Wtr
Pipe/Pump
No Component

75% 2038 * * 4 \$33,200

25%

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING
Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	75%			2028	\$7,562,300	1	\$416,500
	No Component	25%						
Heat Rejection								
	Water Cooling Tower	60%			2026	\$2,047,100	2	\$542,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 3 Units</i>				
	No Component	10%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Part Of The 5 Chillers</i>				
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	0-2	\$165,700	LIFE	**	2-5	\$500,800
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 3rd Floor</i>				
Exhaust Fans								
	Interior	80%			2028	\$2,558,900	2	\$22,000
	Roof	20%	Now	\$298,500	2038	**	2	\$4,400
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2048	**	4	\$133,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 3 Units - Instantaneous Type</i>				
Sanitary Piping								
	Cast Iron	100%	Now	\$329,000	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				
Storm Drain Piping								
	Cast Iron	100%	Now	\$93,700	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Side Yard</i>				
Sump Pump(s)								
	Non-Submersible	100%	Now	\$13,700	2028	\$137,100	4	\$19,000
				<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Basement</i>				

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MAIN BUILDING**

Asset # : 281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	70%	0-2	\$181,300	2038	**	4	\$25,000
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	Electric	30%			2036	**	4	\$16,100
		<i>Recent Installation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 1 Unit, Basement</i>						
	Backflow Preventer Generic	100%			2033	**	1	\$55,000
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (7) Basement To 15th Floor, (2) 6th To 16th Floor, (3) In O.P.D. Room, Basement To 7th Floor</i>						
		<i>Explanation : 12 Units</i>						
Fire Suppression								
	Standpipe Generic	100%			2048	**	1-5	\$452,800
	Sprinkler No Component Generic	70%			2048	**	1-2	\$75,500
	Fire Pump Generic	100%			2037	**	1	\$167,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
	Chemical System Wet	10%			2026	\$2,800	1-3	\$500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul 102</i>						
	No Component Generic	70%			2026	\$5,600	1-3	\$800
		20%						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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

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

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : METROPOLITAN HOSPITAL MENTAL HEALTH
Address : 1901 FIRST AVENUE @E. 99 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 / 2004
Area Sq Ft : 208,050 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 28-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,14,15,PEN
Block : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,179,900	\$757,300
Interior Architecture	\$585,700	\$1,795,900
Electrical	\$670,700	\$5,859,500
Mechanical	\$640,100	\$835,300
Total	\$4,076,400	\$9,248,000
Importance Code A	\$2,179,900	\$841,300
Importance Code B	\$1,896,500	\$8,302,600
Importance Code C		\$104,200
Total	\$4,076,400	\$9,248,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,100			
Interior Architecture	\$19,500	\$59,100	\$7,800	\$15,600
Electrical	\$42,300	\$45,900	\$45,400	\$46,400
Mechanical	\$45,800	\$39,100	\$59,300	\$62,500
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$225,500	\$238,900	\$207,200	\$219,200
Importance Code A	\$32,800	\$8,200	\$8,200	\$8,800
Importance Code B	\$192,700	\$220,200	\$199,000	\$210,400
Importance Code C		\$10,500		
Total	\$225,500	\$238,900	\$207,200	\$219,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$256,300	
Granite Panels	5%			LIFE	**	5	\$10,700	
Marble Panels	5%	Now	\$134,300	LIFE	**	5	\$10,700	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Roof Deck</i>								
Windows								
Aluminum	100%	Now	\$1,765,000	2053	**	5	\$19,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Extended Far Beyond Useful Life</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	
Masonry: Limestone	10%			LIFE	**	5	\$3,000	
Metal Rail	25%			2041	**	5-10	\$106,900	
Roof								
Asphalt Macadam	10%	Now	\$23,100	2038	**	5	\$2,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Storage Area In Basement</i>								
IRMA/Protected Membrane	40%	Now	\$215,800	2038	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor, 3rd Floor, 9th Floor And 14th Floor Roofs</i>								
Modified Bitumen	50%			2028		10	\$31,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
Ceramic Tile	5%			2037	**	5	\$15,600	
Quarry Tile	5%			2033	**	5	\$23,400	
Sheet Vinyl/Rubber	15%			2028		5	\$70,100	
Terrazzo	10%			LIFE	**	5	\$24,300	
Vinyl Tile	35%			2033	**	3	\$40,900	
Vinyl Tile	10%			2036	**	3	\$11,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Vinyl Tile	10%			2023		3	\$15,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 Inch X 9 Inch Tiles</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	**	5	\$3,300	
Gypsum Board	5%			LIFE	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$25,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Plaster	53%			LIFE	**	5	\$66,500	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	55%			2041	**	5	\$214,100	
AcousTileSusp.Lay-In	20%			2041	**	5	\$62,300	
AcousTileSusp.Lay-In	10%			2045	**	5	\$31,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Exposed Concrete	5%	Now	\$160,600	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Gypsum Board	5%			LIFE	**	5	\$19,500	
Metal Panel	5%			LIFE	**	5	\$19,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2028	\$84,000	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes Each.</i>								

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Transformers								
	Dry Type	70%			2033	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva And 300 Kva, 480/208 Volts</i>								
	Dry Type	30%			2045	**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 225 Kva, 220/480 Volts</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028		5	\$5,500
Raceway								
	Conduit	10%			2048	**	1	
	Conduit	20%			2038	**	1	
	Conduit	70%			2028		1	\$291,900
Panelboards								
	Fused Disc Sw	5%			2036	**	5	\$200
	Molded Case Bkrs	80%			2027		5	\$4,400
	Molded Case Bkrs	5%			2036	**	5	\$300
	Molded Case Bkrs	10%			2044	**	5	\$500
Wiring								
	Braided Cloth	60%	2-4	\$385,500	2053	**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2038	**	1	
	Thermoplastic	10%			2048	**	1	
Motor Controllers								
	Locally Mounted	10%			2033	**	5	\$100
	Locally Mounted	5%			2041	**	5	\$100
	Locally Mounted	15%			2026		5	\$120,000
	Motor Control Center	70%			2026		5	\$530,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,100
Stand-by Power								
Transfer Switches								
	Automatic	10%			2033	**	1	\$6,400
	Automatic	70%			2026		1	\$33,700
	Automatic	20%	0-2	\$9,600	2048	**	1	\$11,500
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Generators								
	Diesel	100%			2024		1	\$80,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Generatpr Rated At 675 Kw</i>								

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**HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH**

Asset # : 750

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$7,700	
Fuel Storage Day Tank								
	50%			2036	**	5	\$19,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 56 Gallons Rated Capacity</i>								
Main Tank	50%			2068	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Newly Installed Main Tank With 8000 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2023	\$73,100	10	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2033	**	10	\$152,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2033	**	10	\$19,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	6%			2028	\$219,300	10	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	1%			2028	\$5,400	10	\$100	
Incandescent	1%			2023	\$36,600	2		
Egress Lighting								
Emergency, Service	50%			2028	\$54,700	1		
Exit, LED	40%			2056	**	1		
Exit, Service	10%			2023	\$7,400	1		
Exterior Lighting								
HID	60%			2028	\$503,900	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 16 HID Light Fixtures Controlled By Photocells</i>								
LED	40%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 11 LED Light Fixtures Controlled By Photocells</i>								

Alarm

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

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

Alarm

Security System
Generic

100%
2028 \$672,800 1 \$77,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Hallways, Lobby, Outside
Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection
Generic, Digital

100%
2028 \$2,303,200 1-3 \$128,200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors

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

Heating

Conversion Equipment
Heat Exchanger, Plate &
Frame
Pres. Reducing
Valve/LP Steam

80%
2031 * * 1 \$82,300
20% Now \$1,400 2024 \$27,600 5 \$1,200
Leak Evident, Extent : Moderate, Area Affected : 10%
Location : Pressure Reducing Valve And Shut Off Valves

Distribution

Hot Wtr Piping/Pump
Central Plant Steam
Piping/Pmp

80%
2036 * * 4 \$12,300
20% 0-2 \$35,300 2038 * * 4 \$2,100
Corroded, Extent : Severe, Area Affected : 100%
Location : Throughout

Terminal Devices

Air Handler
Convactor/Radiator
Fan Coil Unit/Heat

10%
2023 \$292,900 1 \$12,900
80%
2033 * * 1 \$53,800
10%
2023 \$311,900 1 \$6,700

Air Conditioning

Energy Source
Electricity

100%
2036 * * 1

Conversion Equipment

Split Unit
No Component

5%
2036 * *
95%
Other Observation, Extent : Light, Area Affected : 0%
Location : 11th Floor
Explanation : 2 Unit Chillers Very Old And Not In Use

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH
Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%		2038	**	4	\$10,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Provided From Adjacent Main Hospital Building</i>					
	Terminal Devices							
	Air Handler/Cool/Ht	100%		2028	\$116,800	1	\$128,700	
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$116,000	
	Exhaust Fans							
	Interior	90%		2028	\$666,900	2	\$5,700	
	Roof	10%		2028	\$34,600	2	\$600	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2048	**	1		
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sump Pump(s)							
	Non-Submersible	100%		2028	\$31,800	4	\$6,600	
	Backflow Preventer							
	Generic	100%		2033	**	1	\$12,700	
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (3) 1st To 14th Floor, (2) Basement To 13th Floor, (1) Basement To 12th Floor</i>					
			<i>Explanation : 6 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%		2048	**	1-5	\$104,900	
	Sprinkler							
	No Component	60%						
	Generic	40%		2048	**	1-2	\$23,300	
			<i>Other Observation, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : 15th Floor</i>					
			<i>Explanation : One Pressurized Storage Tank Is Corroded</i>					

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HEALTH AND HOSPITALS CORP. - 819
METROPOLITAN HOSPITAL MENTAL HEALTH

Asset # : 750

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	No Component	80%						
	Generic	20%			2026	\$5,600	1-3	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : MORRISANIA D AND T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$781,200	\$45,700
Interior Architecture		\$381,600
Electrical	\$229,200	\$152,700
Mechanical		\$606,900
Total	\$1,010,500	\$1,186,900
Importance Code A	\$781,200	\$45,700
Importance Code B	\$229,200	\$1,102,100
Importance Code C		\$39,000
Total	\$1,010,500	\$1,186,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,900			
Interior Architecture	\$2,500	\$24,000	\$4,700	
Electrical	\$2,300	\$2,800	\$2,600	\$14,400
Mechanical	\$16,800	\$3,700	\$5,300	\$6,500
Total	\$23,400	\$30,600	\$12,700	\$20,900
Importance Code A	\$1,900			
Importance Code B	\$21,600	\$30,600	\$12,700	\$20,900
Importance Code C				
Total	\$23,400	\$30,600	\$12,700	\$20,900



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

HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$442,300	LIFE	**	5	\$45,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area,Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area</i>								
Windows								
Aluminum	100%	Now	\$74,000	2036	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%	Now	\$80,800	LIFE	**	5	\$6,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Cornice	15%			2056	**	10	\$4,200	
Metal: Cage/Fence	10%	Now	\$1,900	2041	**	5	\$2,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$184,100	2033	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Third Floor Roof.</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$2,500	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Quarry Tile	5%			2041	**	5	\$3,300	
Vinyl Tile	85%			2028	\$342,500	3	\$14,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Gypsum Board	90%			LIFE	**	5	\$39,000	
Ceilings								
AcousTileConcealSpLn	25%			2041	**	5	\$13,200	
AcousTileSusp.Lay-In	75%			2041	**	5	\$31,600	

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2028	\$37,700	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,600	5		
Molded Case Bkrs	95%			2027	\$30,400	5	\$600	
Wiring								
Thermoplastic	100%			2028	\$55,000	1		
Motor Controllers								
Locally Mounted	100%			2026	\$60,000	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2036	**	10	\$15,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2023	\$129,800	10	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Service	20%			2023	\$2,600	1		
Emergency, Service	40%			2036	**	1		
Exit, Service	30%			2023	\$2,600	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$99,400	10	\$100	
Alarm								
Security System								
Generic	100%			2033	**	1	\$9,200	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$15,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Of Adjacent Building</i>								
<i>Explanation : Hot Water Pumps Located In Adjacent Building Basement - Only Piping In This Building</i>								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER ANNEX
Asset # : 1005

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	70%	0-2	\$12,100	2028	\$242,700	1	\$9,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bottom Of The Unit, 3rd Floor Mechanical Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Bottom Of The Unit, 3rd Floor Mechanical Room</i>								
Convactor/Radiator	30%			2033	**	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water Pumps Are Located In Adjacent Building - Only Chw Piping Is In This Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$276,500	1	\$15,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,700	
Exhaust Fans								
Interior	100%			2028	\$87,700	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$800	4	\$800	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$12,400	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : MORRISANIA D AND T CENTER MAIN BLDG.
Address : 1225 GERARD AVE. NEAR E. 167 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 21-Dec-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,827,500	\$459,700
Interior Architecture	\$400,900	\$663,300
Electrical	\$289,500	\$1,066,500
Mechanical	\$68,300	\$1,845,700
Total	\$3,586,200	\$4,035,200
Importance Code A	\$2,827,500	\$459,700
Importance Code B	\$629,200	\$3,533,600
Importance Code C	\$129,500	\$41,900
Total	\$3,586,200	\$4,035,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$28,000
Interior Architecture	\$69,600		\$4,100	\$8,000
Electrical	\$14,600	\$13,400	\$19,100	\$68,600
Mechanical	\$131,100	\$28,000	\$51,600	\$36,000
Site Enclosure	\$8,500			
Site Pavements	\$26,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$258,500	\$49,200	\$82,600	\$148,500
Importance Code A	\$7,100	\$7,100	\$7,100	\$35,200
Importance Code B	\$197,300	\$42,100	\$73,100	\$113,300
Importance Code C	\$54,100		\$2,400	
Total	\$258,500	\$49,200	\$82,600	\$148,500



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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$355,400		
Masonry: Brick	22%	Now	\$1,008,700	LIFE	**	5	\$104,300		
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Between Annex And Main Building</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>									
<i>Location : At Perimeter Joint Between Building And Sidewalks</i>									
Window Wall	3%			2038	**	5	\$53,300		
Windows									
Aluminum	100%	Now	\$849,100	2053	**	5	\$9,500		
<i>Hardware Missing, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$3,700		
Metal Cornice	10%			2043	**	10	\$1,300		
Roof									
Modified Bitumen	100%	Now	\$969,800	2038	**				
<i>Blisters, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$9,400	LIFE	**	5	\$37,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Ceramic Tile	3%			2037	**	5	\$3,400		
Quarry Tile	25%	Now	\$86,600	2033	**	5	\$21,200		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Entrance</i>									
Vinyl Tile	57%	Now	\$58,400	2028	\$584,400	3	\$24,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : At Expansion Joint Between Main Building And Annex</i>									

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$129,500	LIFE		**		
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			2037		**	\$4,800	
Concrete Masonry Unit	10%			LIFE		**	\$3,800	
Gypsum Board	73%	Now	\$31,000	LIFE		**	\$41,900	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Brick	2%			LIFE		**		
Ceilings								
AcousTileConcealSpLn	30%	Now	\$29,300	2041		**	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	50%	Now	\$48,800	2041		**	\$28,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Radiology, Basement.</i>								
Exposed Concrete	10%	Now	\$77,600	LIFE		**	\$1,800	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mail Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joint In Basement, Below Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Below Entrance</i>								
<i>Explanation : Cracking Concrete Beam</i>								
Gypsum Board	5%			LIFE		**	\$7,100	
Plaster	5%			LIFE		**	\$3,500	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	\$2,700	2038		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Both Side Of Building</i>								
Iron Picket	10%	Now	\$200	2063		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gerrard Ave</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$5,500	2048		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
Site Pavements								

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$6,700	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Nex To Parking Lot</i>								

On-Site Walkways

Cast in Place Concrete	100%			2033		**		
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Parking/Driveway

Asphalt	100%	Now	\$20,100	2031		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	80%			2028	\$17,800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	20%			2048		**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 600 Amperes Service Switch For Fire Pump</i>								

Transformers

Dry Type	100%			2026	\$16,900	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 184 Kva And 75 Kva 480hv - 208/120lv</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2048		**	5	\$1,900
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Raceway

Conduit	90%			2038		**	1	
Conduit	10%			2048		**	1	

Panelboards

Fused Disc Sw	10%			2027	\$7,200	5	\$200	
Molded Case Bkrs	70%			2027	\$50,300	5	\$1,300	
Molded Case Bkrs	20%			2044		**	5	\$400

Wiring

Thermoplastic	90%			2028	\$147,900	1		
Thermoplastic	10%			2048		**	1	

Motor Controllers

Locally Mounted	90%			2026	\$143,900	5	\$400	
Locally Mounted	10%			2041		**	5	

Ground

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**HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.**

Asset # : 1004

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches Automatic	100%			2026	\$12,000	1	\$22,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical And Water Pump Room</i>						
		<i>Explanation : Two Automatic Transfer Switches</i>						
Generators								
Diesel	100%			2024	\$94,300	1	\$27,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One 30 Kilowatt</i>						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,700	
Fuel Storage								
Day Tank	100%			2027	\$5,600	5	\$13,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : One 25 Gallons</i>						
Lighting								
Interior Lighting Fluorescent	50%			2028	\$630,000	10	\$32,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	45%			2033	**	10	\$29,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2033	**	10	\$3,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	40%			2023	\$15,100	1		
Emergency, Service	20%			2033	**	1		
Exit, Service	30%			2023	\$7,700	1		
Exit, Service	10%			2033	**	1		
Exterior Lighting								
HID	100%			2023	\$289,500	10	\$200	
Alarm								
Security System Generic	100%			2033	**	1	\$26,800	
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$44,200	

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Tanks Of 15,000 Gallons Each</i>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$71,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. And 2 Heat Exchangers To Convert Steam To Hot Water.</i>								
Distribution								
Hot Wtr Piping/Pump	95%			2036	**	4	\$5,000	
Steam Piping/Pump	5%			2048	**			
Terminal Devices								
Air Handler	70%			2028	\$706,700	1	\$31,000	
Convactor/Radiator	30%			2026	\$115,300	1	\$7,000	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2031	**	1	\$73,700	
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : R-11. Two Water Cooled Chillers Also Feed Air Handlers On 3rd Floor</i>								
Reciprocating Compr/Chiller	5%	Now	\$30,500	2038	**	1	\$1,500	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Communication Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2038	**	4	\$3,400	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2028	\$764,900	1	\$42,100	
Fan Coil - 2 Pipe	5%	Now	\$68,300	2038	**	1	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Communication Room</i>								
<i>Explanation : Malfunctioning Unit</i>								

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HEALTH AND HOSPITALS CORP. - 819
MORRISANIA D AND T CENTER MAIN BLDG.

Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Dry Cooler	5%	Now	\$19,500	2038	**	2	\$2,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Roof</i>									
	Water Cooling Tower	95%			2026	\$258,800	2	\$68,600	
<i>Repairs In Progress, Extent : Light, Area Affected : 95%</i>									
<i>Location : Roof</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>									
<i>Location : Roof</i>									
<i>Explanation : (2) Cooling Towers</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$13,200	LIFE	**	2-5	\$40,000	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
Exhaust Fans									
	Interior	90%			2033	**	2	\$2,000	
	Roof	10%	Now	\$11,900	2038	**	2	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Roof</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2038	**	4	\$7,100	
Sanitary Piping									
	Cast Iron	100%	Now	\$10,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : House Trap In Basement X Ray Section</i>									
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,000	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Roof Drain Over Union Office</i>									
Sump Pump(s)									
	Non-Submersible	100%			2028	\$10,900	4	\$2,300	
Backflow Preventer									
	Generic	100%			2033	**	1	\$4,400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Basement To 3rd Floor</i>									
<i>Explanation : (2) Elevators. Both Are On Extended Life</i>									
Fire Suppression									

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Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819
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Asset # : 1004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Standpipe								
Generic	100%			2048	* *	1-5	\$36,200	
Sprinkler								
No Component	75%							
Generic	25%			2038	* *	1-2	\$5,000	
Fire Pump								
Generic	100%			2031	* *	1	\$13,400	

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : NORTH CENTRAL BRONX HOSPITAL
Address : 3424 KOSSUTH AVE AND 210 ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002
Area Sq Ft : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 08-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,16,17,Ph
Block : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,829,600	\$1,010,600
Interior Architecture	\$1,414,100	\$1,192,000
Electrical		\$13,700,400
Mechanical	\$2,142,500	\$16,326,200
Total	\$9,386,300	\$32,229,100
Importance Code A	\$5,829,600	\$1,876,700
Importance Code B	\$3,453,800	\$30,296,300
Importance Code C	\$102,800	\$56,100
Total	\$9,386,300	\$32,229,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$72,800		\$29,300	
Interior Architecture	\$38,300			\$59,200
Electrical	\$91,400	\$63,900	\$81,700	\$87,400
Mechanical	\$217,400	\$330,200	\$253,500	\$350,800
Site Pavements	\$50,800			
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Total	\$672,000	\$595,400	\$565,700	\$698,700
Importance Code A	\$123,500	\$50,700	\$79,900	\$50,700
Importance Code B	\$482,900	\$544,700	\$485,800	\$644,300
Importance Code C	\$65,600			\$3,700
Total	\$672,000	\$595,400	\$565,700	\$698,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	57%	4+	\$183,100	LIFE	**	5	\$228,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Courtyard, Penthouse</i>								
Metal Panel	2%	Now	\$12,300	2039	**	5	\$15,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Overhead Doors</i>								
Metal Coiling Doors	3%			2034	**	5	\$37,600	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Loading Dock</i>								
Pre-Cast Concrete	35%	Now	\$309,800	LIFE	**	5	\$455,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Emergency Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Emergency Entrance</i>								
Window Wall	3%	Now	\$185,400	2049	**	5	\$22,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lobby And Various Other Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
Windows								
Aluminum	95%	Now	\$4,297,800	2054	**	5	\$48,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2038	**	10	\$31,600	
Parapets								
Cast in Place Concrete	5%	Now	\$9,100	LIFE	**	5	\$13,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Enclosing Cooling Tower</i>								
Masonry: Brick Cavity	60%	2-4	\$15,800	LIFE	**	5	\$16,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast And Northwest Corners</i>								
Metal Panel	5%			2049	**	5	\$5,200	
Metal Rail	10%			2042	**	5-10	\$48,200	
Pre-Cast Concrete	20%			LIFE	**	5	\$67,100	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	15%			LIFE	**	10	\$36,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over 13th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th And 13th Floors</i>								
Modified Bitumen	50%			2034	**	10	\$72,300	
Panel/Paver: Cer/Brk	35%	Now	\$611,400	2059	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terrace Over Second Floor</i>								
Soffits								
Pre-Cast Concrete	95%			LIFE	**	5	\$412,000	
Stucco Cement	5%	Now	\$2,100	2042	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Court Yard</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$352,800	
Ceramic Tile	5%	2-4	\$41,800	2038	**	5	\$20,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Panel/Paver: Cer/Brk	10%			2045	**	5	\$181,400	
Quarry Tile	20%	Now	\$247,700	2042	**	5	\$121,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17th Floor</i>								
Vinyl Tile	55%	Now	\$403,100	2034	**	3	\$166,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Sub-basement, Throughout Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Sub-basement, Throughout Floors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sub-basement Supply Room. Old Conduit</i>								
Ceramic Tile	5%			2038	**	5	\$7,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Mechanical Room</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,500	
Gypsum Board	63%			LIFE	**	5-10	\$158,900	
Masonry: Brick	5%			LIFE	**	10	\$2,200	
Plaster	10%	Now	\$2,500	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Window Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Window Locations</i>								
Ceilings								
AcousTileConcealSpLn	45%			2034	**	5	\$452,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	11%	Now	\$15,300	2042	**	5	\$44,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	4%			2049	**	5	\$32,200	
Exposed Concrete	15%			LIFE	**	5-10	\$150,800	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Metal Panel	11%	2-4	\$78,900	LIFE	**	5	\$110,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Panel	14%			LIFE	**	5	\$281,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,100	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	30%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	70%	Now	\$32,400	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<hr/>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$10,300	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock, South Side</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	\$168,000	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement 1</i>								
<i>Explanation : Four 4000 Ampere And Four 2000 Ampere Main Disconnect Switches</i>								
<hr/>								
Transformers								
Dry Type	20%			2027	\$3,400	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement 1</i>								
<i>Explanation : Three 150, Two 75 And Two 45 Kilo-volt-ampere 480/277hv - 208lv</i>								
Dry Type	80%			2027	\$13,500	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closets From 1st To 17th Floors</i>								
<i>Explanation : (90) Transformers Of 75 And 45 Kilo-volt-ampere 480/277 - 208 Lv</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2029	\$509,300	5	\$2,100	
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	20%			2029	\$135,800	5	\$3,500	
<hr/>								
Raceway								
Busway	10%			2027	\$83,400	1		
Conduit	80%			2029	\$667,300	1		
Conduit	10%			2049	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2028	\$76,700	5	\$1,500	
Molded Case Bkrs	15%			2045	**	5	\$2,600	
Molded Case Bkrs	75%			2028	\$575,200	5	\$12,900	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Busway	10%			2027	\$128,500	1	
	Thermoplastic	80%			2029	\$1,027,900	1	
	Thermoplastic	10%			2049	**	1	
Motor Controllers								
	Locally Mounted	10%			2027	\$58,000	5	\$400
	Motor Control Center	20%			2042	**	5	\$3,600
	Motor Control Center	65%			2027	\$984,600	5	\$11,600
	Variable Frequency Drive	5%			2042	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$19,300
Stand-by Power								
Transfer Switches								
	Automatic	80%			2027		1	\$161,400
	Automatic	20%			2042	**	1	\$40,300
Generators								
	Diesel	100%			2025		1	\$253,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement 1</i>							
	<i>Explanation : Two 750 Kilowatts</i>							
Batteries								
	Lead/Acid	100%			2020	\$1,600	5	\$24,300
Fuel Storage								
	Day Tank	30%			2028	\$12,600	5	\$30,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement 1</i>							
	<i>Explanation : Two 105 Gallons</i>							
	Main Tank	70%			2032	**	5	\$11,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement 3</i>							
	<i>Explanation : One 20,000 Gallon</i>							
Lighting								
Interior Lighting								
	Fluorescent	50%			2029	\$4,733,700	10	\$247,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
	Fluorescent	30%			2037	**	10	\$148,200
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	5%			2029	\$473,400	10	\$24,700
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	LED	15%			2037	**		

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	10%			2037	**	1		
Emergency, Service	50%			2029	\$141,600	1		
Exit, LED	10%			2057	**	1		
Exit, Service	20%			2024	\$38,400	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
HID	80%			2024	\$2,117,000	10	\$1,600	
LED	20%			2037	**			
Lightning Protection Arresters/Cabling								
Generic	100%			2032	**	5	\$1,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$636,000	1	\$73,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	10%			2024	\$725,700	1-3	\$41,600	
Generic, Digital	20%			2034	**	1-3	\$80,800	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Three 20,000 Gallon Tanks For No.2 Fuel Oil</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2032	**	1	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Heat Exchanger Serves Reheat System And Radiation</i>								
Steam Boiler	70%			2042	**	1	\$373,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Out Of 5 Boilers Are Newer Units</i>								
Steam Boiler	20%			2027	\$698,200	1	\$106,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler No.2 Is Beyond Its Useful Life Cycle And Defective - Should Be Replaced</i>								

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2037	**	4	\$11,900	
Central Plant Steam Piping/Pmp	70%	0-2	\$319,500	2039	**	4	\$18,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Condensate Return Pipe Throughout</i>								
Terminal Devices								
Air Handler	50%	0-2	\$379,200	2024	\$3,792,400	1	\$149,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Level B2, 5th And 18th Floors</i>								
<i>Explanation : Air Handler Doors Leaking Air</i>								
Air Handler	10%			2037	**	1	\$33,300	
Convactor/Radiator	30%			2034	**	1	\$52,200	
Fan Coil Unit/Heat	10%	0-2	\$80,800	2029	\$807,800	1	\$15,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat System</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2038	**	1	\$466,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 4 Of 5 Chillers Are Newer Units</i>								
Centrifugal, Elec Chiller	20%			2025	\$1,220,900	1	\$116,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Of 5 Chillers Is An Older Unit</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2039	**	4	\$21,200	
CW & CHW Wtr Pipe/Pump	20%			2049	**	4	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Pumps Replaced In 1999</i>								

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

HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	85%	0-2	\$1,028,400	2024	\$5,142,100	1	\$254,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handler Doors Leaking Air - 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
Air Handler/Cool/Ht	15%			2034	**	1	\$50,000	
Heat Rejection								
Water Cooling Tower	100%			2027	\$2,047,000	2	\$542,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$475,700	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	98%			2024	\$1,880,700	2	\$16,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room, 5th Floor, B3 And 18th Floor</i>								
<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Roof	2%			2024	\$17,900	2	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$201,000	2039	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Pump Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pumps, Pipes In The Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Two 5,000 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%			2024	\$100,100	4	\$20,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%			2024	\$189,000	4	\$39,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Backflow Preventer Generic	100%			2034	**	1	\$33,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire And Domestic</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	65%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To 17th Floor</i>								
<i>Explanation : 12 Units</i>								
Geared Traction	25%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 3 Patient Elevators Operating Unreliably According To Building Staff</i>								
Geared Traction	10%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$271,700	
Sprinkler								
No Component Generic	40%							
Generic	60%			2039	**	1-2	\$90,600	
Fire Pump								
Generic	50%			2025	\$173,600	1	\$50,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire Pumps Are Beyond Their Useful Life Cycle</i>								
Generic	50%			2038	**	1	\$50,300	

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HEALTH AND HOSPITALS CORP. - 819
NORTH CENTRAL BRONX HOSPITAL
Asset # : 732

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	33%			2022	\$9,200	1-3	\$1,300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Chemical System Is Beyond Its Useful Life Cycle</i>						
	Generic	67%			2028	\$18,700	1-3	\$2,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 17th Floor</i>						
		<i>Explanation : No Access For Proper Inspection</i>						

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 5,662 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 170 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$389,300	
Mechanical		\$77,100
Total	\$389,300	\$77,100
Importance Code A	\$389,300	
Importance Code B		\$77,100
Total	\$389,300	\$77,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,200			\$4,900
Mechanical	\$800	\$600	\$2,900	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,000	\$4,500	\$6,900	\$9,400
Importance Code A	\$26,500	\$300	\$300	\$5,200
Importance Code B	\$4,500	\$4,200	\$6,600	\$4,200
Total	\$31,000	\$4,500	\$6,900	\$9,400



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HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$12,100	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Perimeter Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 50 - Integrated Facility</i>								
<i>Explanation : OCME Contained Within Larger Seaview Hospital Building That Includes Asset #14007</i>								
Masonry: Brick Cavity	45%			LIFE	**	5	\$8,300	
Metal, Corrugated	10%			2048	**	1		
Metal Panel	20%	0-2	\$3,100	2048	**	5	\$6,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Rooftop Mechanical Enclosure</i>								
Metal Sect. OHD	5%			2033	**	5	\$2,900	
Weathering Steel	5%	Now	\$7,200	LIFE	**	1		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Scuppers Of Covered Walkway Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel</i>								
Window Wall	10%			2048	**	5	\$6,900	
Windows								
Aluminum	100%			2044	**	5	\$700	
Parapets								
Pre-Cast Concrete	85%			LIFE	**	5	\$2,000	
No Component	15%							

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$389,300	2038		**		
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof - From Accumulated Residue On Roof Surface</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Main Roof And Walkway Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roofs And Overhangs At Covered Walkway</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Surrounding Rooftop Mechanical Equipment</i>								
<i>Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Existing Walking Areas Very Slippery</i>								
<hr/>								
Soffits								
Metal Panel	100%	Now	\$3,800	2048		**	5	\$8,500
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Perimeter Of Covered Walkway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Perimeter Of Covered Walkway</i>								
<hr/>								
Interior								
Floors								
Not Accessible	100%							
<hr/>								
Interior Walls								
Not Accessible	100%							
<hr/>								
Ceilings								
Not Accessible	100%							
<hr/>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2048		**		
<hr/>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2041		**		
Pavers/Stone	50%			2037		**		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
<hr/>								
Switchgear / Switchboard								
Not Accessible	100%							
<hr/>								
Raceway								
Not Accessible	100%							

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	50%			2028	\$7,300	1	\$1,400	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Roof, EMS And Fire Department Garages</i>
								<i>Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters</i>
Hot Water Boiler	50%			2033	**	1	\$1,400	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : EMS And Fire Department Boiler Rooms</i>
								<i>Explanation : 4 Gas Fired Hot Water Boilers</i>
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$200	2044	**	4	\$300	
								<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Throughout</i>
Terminal Devices								
Convactor/Radiator	100%			2041	**	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY
Asset # : 13433

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%		2028	\$77,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Rooftop Units</i>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2	\$7,400	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,200	
Exhaust Fans								
	Roof	100%		2033	**	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2048	**	1		
Water Heater								
	Electric	20%		2026	\$1,100	4		
	Gas Fired	80%		2026	\$3,000	2	\$100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Backflow Preventer								
	Generic	100%		2033	**	1	\$400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : EMS Side Of The Facility; 1st To 2nd Floor</i>								
<i>Explanation : The Unit Is Functional But Not Used</i>								
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%		2048	**	1-2	\$400	

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012
Area Sq Ft : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,pen
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$404,600	\$1,262,400
Interior Architecture	\$166,800	\$965,400
Electrical	\$337,000	\$38,200
Mechanical	\$44,800	\$129,800
Total	\$953,300	\$2,395,800
Importance Code A	\$404,600	\$1,262,400
Importance Code B	\$548,700	\$583,500
Importance Code C		\$549,900
Total	\$953,300	\$2,395,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,500		\$10,900	\$17,700
Interior Architecture	\$57,700	\$37,500	\$32,100	\$38,500
Electrical	\$31,500	\$27,000	\$35,000	\$48,000
Mechanical	\$172,900	\$102,400	\$172,700	\$142,600
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Total	\$340,700	\$221,000	\$304,700	\$301,000
Importance Code A	\$34,600		\$11,600	\$17,700
Importance Code B	\$306,000	\$196,300	\$293,100	\$283,300
Importance Code C		\$24,700		
Total	\$340,700	\$221,000	\$304,700	\$301,000



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	30%			LIFE	**	5	\$146,200	
Metal Panel	30%			2047	**	5-10	\$536,200	
Metal Coiling Doors	5%			2040	**	5	\$40,600	
Granite Panels	5%			LIFE	**	5	\$9,700	
Pre-Cast Concrete	30%			LIFE	**	5	\$253,500	
Windows								
Aluminum	80%			2043	**	5	\$35,400	
Aluminum	15%			2049	**	5	\$6,600	
Metal Louvers	5%			2036	**	10	\$13,800	
Parapets								
Metal Panel	30%			2047	**	5	\$21,700	
Metal Rail	10%	4+	\$1,300	2040	**	5	\$13,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Structural Steel Components</i>								
Metal Rail	25%			2040	**	5-10	\$84,400	
Pre-Cast Concrete	35%			LIFE	**	5	\$41,200	
Roof								
Cast in Place Concrete	15%			LIFE	**			
IRMA/Protected Membrane	35%	Now	\$50,000	2032	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : A Wing</i>								
Modified Bitumen	30%			2035	**	10	\$50,200	
Single Ply Membrane	5%	Now	\$2,800	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor - Department Of Emergency Administration Suite</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Emergency Facility</i>								
<i>Explanation : New Addition</i>								
Sloped Glazing	15%	Now	\$157,200	LIFE	**	5	\$335,000	1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Active Water Leaks Throughout Atrium</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$112,300	
Ceramic Tile	5%			2036	**	5	\$25,700	
Quarry Tile	5%			2040	**	5	\$38,500	
Terrazzo	10%			LIFE	**	5	\$40,100	
Vinyl Tile	60%			2032	**	3	\$154,000	
Vinyl Tile	10%			2037	**	3	\$19,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$49,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$39,500	
Glass: Single Pane	5%			LIFE	**	5	\$37,000	
Gypsum Board	70%			LIFE	**	5	\$414,300	
Gypsum Board	10%			LIFE	**	5	\$59,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	65%			2040	**	5	\$333,700	
AcousTileSusp.Lay-In	10%			2047	**	5	\$51,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$96,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2047	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4000 Amperes And One 3000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	25%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2040	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$1,500	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$800	
Molded Case Bkrs	90%			2043	**	5	\$8,100	
Wiring								
Thermoplastic	100%			2047	**	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Motor Controllers								
	Locally Mounted	15%			2040	**	5	\$300
	Motor Control Center	65%			2040	**	5	\$6,100
	Variable Frequency Drive	20%			2044	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Engineering Office</i>								
<i>Explanation : All Controllars Monitored By Bms</i>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,000
Stand-by Power								
Transfer Switches								
	Automatic	50%			2040	**	1	\$52,800
	Automatic	50%			2044	**	1	\$52,800
Generators								
	Diesel	50%			2036	**	1	\$66,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1500 Kw Onan Genset</i>								
	Diesel	50%			2040	**	1	\$66,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 1500 Kw</i>								
Batteries								
	Nickel Cadmium	50%			2022	\$800	5	\$38,200
	Nickel Cadmium	50%			2022	\$800	5	\$38,200
Fuel Storage								
	Day Tank	50%			2043	**	5	\$31,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallon</i>								
	Day Tank	50%			2049	**	5	\$31,800
Lighting								
Interior Lighting								
	Fluorescent	85%			2032	**	10	\$267,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
	Fluorescent	10%			2032	**	10	\$31,500
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	LED	5%			2035	**		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

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

Lighting

Egress Lighting

Emergency, Service	55%			2032	**	1		
Emergency, Battery	5%			2032	**	10	\$4,100	
Exit, LED	35%			2055	**	1		
Exit, Service	5%			2032	**	1		

Exterior Lighting

HID	70%			2032	**	10	\$700	
LED	30%			2035	**			

Alarm

Security System

No Component	90%							
Generic	10%			2032	**	1	\$12,800	

Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$21,800	

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2047	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Steam Provided From Adjacent Building E

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$20,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Steam Provided From Adjacent Building E

Distribution

Hot Wtr Piping/Pump	60%			2043	**	4	\$10,100	
Central Plant Steam Piping/Pmp	40%			2047	**	4	\$6,800	

Terminal Devices

Air Handler	70%			2032	**	1	\$148,500	
Convactor/Radiator	30%			2040	**	1	\$33,200	

Air Conditioning

Energy Source

Electricity	100%			2043	**	1		
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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2036	**	1	\$334,000
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : R123 Refrigerant</i>					
	Reciprocating Compr/Chiller	10%			2032	**	1	\$15,900
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$16,900
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2032	**	1	\$212,100
	Heat Rejection							
	Dry Cooler	100%			2032	**	2	\$238,900
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$191,200
	Exhaust Fans							
	Interior	80%			2032	**	2	\$8,400
	Roof	20%			2032	**	2	\$2,100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2047	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2047	**	4	\$33,900
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2032	**	4	\$10,900
	Sewage Ejector(s)							
	Electric	100%			2032	**	4	\$20,500
	Backflow Preventer							
	Generic	100%			2032	**	1	\$21,000
	Fixtures							
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (7) Basement To 5th Floor, (1) Basement To Penthouse</i>					
			<i>Explanation : 8 Units</i>					

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAIN BLDG.
Asset # : 13440

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Escalators							
	Over 20' Rise	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lower Levels</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2053		**	1-5 \$179,300
	Sprinkler							
	Generic	100%			2047		**	1-2 \$96,100
	Fire Pump							
	Generic	100%			2036		**	1 \$64,000
	Chemical System							
	Generic	100%			2025	\$27,900		1-3 \$3,700

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 / 2012
Area Sq Ft : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$524,900	
Electrical	\$111,900	
Mechanical		\$304,200
Total	\$636,900	\$304,200
Importance Code A	\$524,900	
Importance Code B	\$111,900	\$304,200
Total	\$636,900	\$304,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$97,500		\$4,300	\$100
Interior Architecture	\$40,400		\$3,200	\$800
Electrical	\$15,300	\$2,400	\$15,500	\$1,100
Mechanical	\$1,200	\$1,300	\$9,100	\$2,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$162,400	\$11,600	\$39,900	\$12,000
Importance Code A	\$97,500		\$4,300	\$100
Importance Code B	\$52,700	\$11,600	\$35,600	\$11,900
Importance Code C	\$12,200			
Total	\$162,400	\$11,600	\$39,900	\$12,000



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$15,400	LIFE	**	5	\$4,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Loading Dock</i>								
Copper/Terne	5%			2047	**	10	\$3,300	
Masonry: Brick	80%	Now	\$146,400	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$17,900	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	3%	Now	\$9,900	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$31,700	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Weathering Steel	2%	Now	\$40,700	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Above Entry Points And Loading Docks</i>								
<i>Explanation : Canopies In Disrepair</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	5%			2043	**	5	\$300	
Steel	90%	Now	\$265,200	2052	**	5	\$29,700	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$7,900	2052	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Clearstory</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Clearstory</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Clearstory</i>								
Parapets								
Masonry: Brick	90%	Now	\$72,700	LIFE	**	5	\$5,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	10%	Now	\$7,300	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	50%			2032	**	10	\$4,300	
Single Ply Membrane	50%	Now	\$7,300	2035	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Within Paint And Electrical Shops, 2nd Floor</i>								
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	**	5	\$30,100	
Ceramic Tile	5%			2030	**	5	\$1,100	
Vinyl Tile	25%			2032	**	3	\$2,600	
Vinyl Tile 9" X 9"	5%	Now	\$12,500	2037	**	3	\$400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor Shops</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Masonry: Brick	50%			LIFE	**			
Plaster	40%	Now	\$11,300	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area On Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Area On Second Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2032	**	5	\$6,400	
Exposed Concrete	60%			LIFE	**	5	\$2,000	
Exposed Concrete	10%	Now	\$14,600	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elctrical And Paint Shops - 2nd Floor</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	**	5		
Molded Case Bkrs	50%			2037	**	5	\$200	
Raceway								
Conduit	80%			2027	\$11,900	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	55%			2026	\$17,600	5	\$200	
Molded Case Bkrs	40%			2043	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$11,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	20%			2025	\$8,000	5		
Motor Control Center	70%			2032	**	5	\$200	
Motor Control Center	10%			2040	**	5		
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$5,800	1	\$3,900	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2023	\$60,200	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 375 Kva To Supply The Main Building</i>								
Batteries								
Nickel Cadmium	100%			2020	\$1,600	5	\$2,900	
Fuel Storage								
Day Tank	100%			2026	\$1,100	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 335 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2022	\$1,900	10		
Egress Lighting								
Emergency, Service	55%			2032	**	1		
Emergency, Battery	5%			2027	\$1,000	10	\$200	
Exit, Service	40%			2027	\$2,000	1		
Exterior Lighting								
HID	100%			2022	\$51,700	10		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$1,600	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$239,700	4	\$700	
Terminal Devices								
Convactor/Radiator	85%			2025	\$64,500	1	\$3,900	
Fan Coil Unit/Heat	15%			2027	\$31,800	1	\$700	

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F
Asset # : 996

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Window/Wall Unit	20%			2022	\$5,900	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,400
	No Component	70%						
Exhaust Fans								
	Roof	30%			2027	\$7,100	2	\$100
	Wall Unit	30%			2027	\$1,500	2	\$100
	No Component	40%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$2,000	4	\$300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2047	**	1-5	\$7,400
Sprinkler								
	Generic	100%			2047	**	1-2	\$4,000

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003
Area Sq Ft : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7,8, Pen
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,790,300	\$209,400
Interior Architecture	\$464,000	\$3,103,200
Electrical	\$856,000	\$766,200
Mechanical	\$200,400	\$1,010,000
Total	\$3,310,700	\$5,088,700
Importance Code A	\$1,790,300	\$209,400
Importance Code B	\$1,102,400	\$2,325,000
Importance Code C	\$418,000	\$2,554,300
Total	\$3,310,700	\$5,088,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$700		\$23,900	\$2,900
Interior Architecture	\$61,400	\$11,500	\$5,100	\$309,800
Electrical	\$17,900	\$24,800	\$19,400	\$11,600
Mechanical	\$20,200	\$29,200	\$47,200	\$18,600
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$121,800	\$87,200	\$117,400	\$364,600
Importance Code A	\$4,700		\$24,300	\$2,900
Importance Code B	\$105,300	\$87,200	\$93,100	\$351,000
Importance Code C	\$11,800			\$10,600
Total	\$121,800	\$87,200	\$117,400	\$364,600



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$675,500	LIFE	**	5	\$209,400	
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lintels Above Windows - East Facade - All Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Window Lintels On East Facade At Pool And Staff Training Area</i>								
Masonry: Limestone	10%			LIFE	**	5	\$19,200	
Slate Panels	3%			LIFE	**	5	\$5,700	
Window Wall	5%			2037	**	5	\$47,900	
Windows								
Aluminum	75%	Now	\$984,000	2052	**	5	\$11,000	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout - Floors 4-8</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Floors 3, 4, 5, 6, 7, 8</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Floors</i>								
Aluminum	20%			2043	**	5	\$5,900	
Steel	5%	Now	\$81,800	2052	**	5	\$9,200	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Platforms</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,700	
Masonry: Limestone	10%	4+	\$700	LIFE	**	5	\$400	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
Roof								
Modified Bitumen	100%			2032	**	10	\$49,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 2, 3, 8</i>								
<i>Explanation : Roofs Replace In 2002</i>								
Interior								
Floors								
Carpet	10%			2023		3	\$40,900	
Carpet	5%			2028		3	\$15,300	
Ceramic Tile	5%			2036	**	5	\$10,200	
Raised Access Floor	1%			2030	**	5	\$7,700	
Terrazzo	15%			LIFE	**	5	\$24,000	
Vinyl Tile	25%			2027		3	\$19,200	
Vinyl Tile	39%			2032	**	3	\$39,900	

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$23,600	
Ceramic Tile	3%			2023	\$418,000	5	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Decommissioned Pool</i>								
Fabric on Framing	3%			2028	\$2,313,800	5	\$7,100	
Gypsum Board	29%			LIFE	**	5	\$82,200	
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$63,800	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$94,500	
Ceilings								
AcousTileConcealSpLn	20%			2040	**	5	\$51,100	
AcousTileSusp.Lay-In	45%			2032	**	5	\$92,000	
Exposed Concrete	5%			LIFE	**	5	\$1,600	
Plaster	30%			LIFE	**	5	\$38,300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	40%			2027	\$18,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switch</i>								
Air Circuit Breaker	20%			2027	\$9,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2027	\$9,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2027	\$9,000	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2025	\$16,900	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilo-volt-ampere 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$235,100	5	\$3,600	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2027	\$238,000	1	
	Conduit	10%			2037	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$24,000	5	\$300
	Molded Case Bkrs	60%			2026	\$143,800	5	\$2,200
	Molded Case Bkrs	30%			2043	**	5	\$1,100
Wiring								
	Braided Cloth	20%	2-4	\$74,300	2052	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	50%			2037	**	1	
	Thermoplastic	30%			2047	**	1	
Motor Controllers								
	Locally Mounted	80%			2025	\$98,400	5	\$700
	Locally Mounted	20%			2032	**	5	\$200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
Stand-by Power								
Transfer Switches								
	Automatic	40%			2025	\$9,400	1	\$16,900
	Automatic	60%			2025	\$14,100	1	\$25,300
Generators								
	Diesel	50%			2023	\$64,900	1	\$26,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 188 Kilo-volt-ampere Kohler</i>					
	Diesel	50%			2023	\$64,900	1	\$26,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : One 313 Kilo-volt-ampere Kohler</i>					
Batteries								
	Lead/Acid	50%			2020	\$800	5	\$2,500
	Lead/Acid	50%			2020	\$800	5	\$2,500
Fuel Storage								
	Day Tank	100%			2026	\$10,700	5	\$25,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 330 Gallon Tanks</i>					
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	78%			2032	**	10	\$98,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2027	\$6,500	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Egress Lighting								
Emergency, Service	55%			2032	**	1		
Exit, Service	30%			2032	**	1		
Exit, Service	15%			2022	\$5,900	1		
Exterior Lighting								
HID	100%			2022	\$553,800	10	\$400	
Lightning Protection								
Arresters/Cabling Generic	100%			2030	**	5	\$4,000	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$44,400	1	\$5,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$8,100	
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$10,100	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	15%			2027	\$289,700	1	\$12,700	
Convactor/Radiator	85%			2032	**	1	\$37,700	
Air Conditioning								
Energy Source								
District Chilled Water	15%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Electricity	85%			2035	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2027	\$58,300	1	\$3,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	70%			2020	\$200,400	1		
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2037	**	4	\$1,500	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2032	**	1		
Air Handler/Cool/Ht	15%			2027	\$173,300	1	\$12,700	
No Component	80%							
Heat Rejection								
Dry Cooler	5%			2032	**	2	\$4,800	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,500	
Exhaust Fans								
Interior	100%			2027	\$488,700	2	\$4,200	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	**	1		
Galvanized Steel	50%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$20,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL NURSES SCHOOL - N
Asset # : 991

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2032	**	1	\$8,400
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 8th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2037	**	1-5	\$69,200
	Sprinkler							
	Generic	100%			2037	**	1-2	\$38,400
	Fire Pump							
	Generic	100%			2036	**	1	\$25,600

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL PAVILION
Address : 82-50 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.180 / 14112 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 140,038 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 25-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,1,2,3,4,5
Block : 6858 **Lot** : 1 **BIN** : 4859742

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$511,300
Interior Architecture		\$325,200
Electrical		\$122,000
Total		\$958,500
Importance Code A		\$511,300
Importance Code B		\$363,100
Importance Code C		\$84,100
Total		\$958,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,200		\$49,600	
Interior Architecture	\$24,000			\$13,100
Electrical	\$5,900	\$5,600	\$5,600	\$6,500
Mechanical	\$26,100	\$45,000	\$34,400	\$52,200
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$108,800	\$80,200	\$119,200	\$101,400
Importance Code A	\$23,200	\$4,200	\$49,600	\$300
Importance Code B	\$79,900	\$76,000	\$69,600	\$101,100
Importance Code C	\$5,700			
Total	\$108,800	\$80,200	\$119,200	\$101,400



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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	25%			LIFE	**	5	\$78,400	
Metal Panel	5%			2047	**	5-10	\$57,500	
Granite Panels	5%			LIFE	**	5	\$6,300	
Pre-Cast Concrete	65%			LIFE	**	5	\$353,200	
Windows								
Aluminum	100%			2043	**	5		
Parapets								
Metal Panel	30%			2047	**	5	\$11,700	
Metal Rail	10%			2040	**	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$38,000	
Roof								
IRMA/Protected Membrane	35%			2032	**	10	\$24,600	
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Roof</i>						
Modified Bitumen	60%	Now	\$12,200	2032	**			
		<i>Ponding, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Material Running Up Interior Of Parapet Wall</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Within Suite P4 12 On Fourth Floor</i>						
Single Ply Membrane	5%			2032	**	10	\$3,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,900	
Ceramic Tile	5%			2040	**	5	\$10,500	
Terrazzo	40%			LIFE	**	5	\$65,500	
Vinyl Tile	50%			2035	**	3	\$52,400	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$11,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$13,600	
Glass: Single Pane	5%			LIFE	**	5	\$8,500	
Gypsum Board	62%			LIFE	**	5	\$84,100	
Metal Panel	5%			LIFE	**			
Granite Panels	5%			LIFE	**			
Wood	3%			LIFE	**	5	\$27,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2044	**	5	\$136,200	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$39,300	
Metal Panel	5%			LIFE	**	5	\$13,100	

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>						
<hr/>								
Transformers								
Dry Type	100%			2044	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room And Electrical Closets</i>						
		<i>Explanation : One 500kva, One 75kva 480hv-208/120lv And Every Electrical Closet Has Different Ratings.</i>						
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$600	
<hr/>								
Raceway								
Conduit	100%			2053	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$200	
Molded Case Bkrs	95%			2049	**	5	\$3,500	
<hr/>								
Wiring								
Thermoplastic	100%			2053	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2044	**	5	\$700	
Variable Frequency Drive	30%			2044	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$43,100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2035	**	10	\$109,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
<hr/>								
Fluorescent	5%			2035	**	10	\$6,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
<hr/>								
Fluorescent	5%			2035	**	10	\$6,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
LED	5%			2035	**			

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

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

Lighting

Egress Lighting

Emergency, Service	50%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$1,700	
Exit, LED	40%			2062	**	1		
Exit, Service	5%			2035	**	1		

Exterior Lighting

HID	100%			2035	**	10	\$400	
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Alarm

Security System

No Component	90%							
Generic	10%			2035	**	1	\$5,200	

Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$8,900	

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

Heating

Energy Source

Plant Campus Steam / PRV	100%			2053	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Steam Provided From Adjacent Building E

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$8,300	
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Other Observation, Extent : Light, Area Affected : 60%

Location : Basement

Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices

Distribution

Hot Wtr Piping/Pump	60%			2049	**	4	\$6,200	
Central Plant Steam Piping/Pmp	40%			2053	**	4	\$4,100	

Terminal Devices

Air Handler	60%			2035	**	1	\$52,000	
Convactor/Radiator	40%			2044	**	1	\$18,100	

Air Conditioning

Energy Source

District Chilled Water	100%			2053	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Chilled Water Provided From Adjacent Building E

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL PAVILION
Asset # : 14112

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$10,400
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2032	**	1	\$86,600
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,100
	Exhaust Fans							
	Interior	95%			2035	**	2	\$4,100
	Roof	5%			2035	**	2	\$200
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2053	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2053	**	4	\$20,800
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$3,000
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$5,600
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (3) Basement, Ground, 1st To 5th Floor, (2) Basement, Ground, 1st To 6th Floor</i>							
	<i>Explanation : 5 Units</i>							
Fire Suppression	Standpipe							
	Generic	100%			2053	**	1-5	\$73,200
	Sprinkler							
	Generic	100%			2053	**	1-2	\$39,200
	Fire Pump							
	Generic	100%			2030	**	1	\$26,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building E</i>							
	<i>Explanation : Fire Pump Is Located In Building E</i>							

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL POWER PLANT - E
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003
Area Sq Ft : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$486,600	
Electrical	\$79,500	\$491,300
Mechanical		\$128,300
Total	\$566,100	\$619,600
Importance Code A	\$486,600	
Importance Code B	\$79,500	\$619,600
Total	\$566,100	\$619,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,500		\$56,200	\$300
Interior Architecture	\$1,000		\$9,400	\$20,000
Electrical	\$32,100	\$3,700	\$16,000	\$3,600
Mechanical	\$8,300	\$5,700	\$13,400	\$4,400
Total	\$72,000	\$9,400	\$94,900	\$28,300
Importance Code A	\$36,900	\$2,000	\$58,200	\$2,300
Importance Code B	\$35,100	\$7,500	\$36,800	\$26,100
Importance Code C				
Total	\$72,000	\$9,400	\$94,900	\$28,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$275,600	LIFE	**	5	\$28,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels</i>								
Masonry: Granite	3%	Now	\$24,000	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	5%	Now	\$37,000	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Slate Panels	2%	Now	\$35,400	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	20%			2043	**	5	\$600	
Steel	80%	Now	\$138,700	2052	**	5	\$15,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$5,100	
Masonry: Limestone	5%			LIFE	**	5	\$400	
Metal Rail	10%			2040	**	5-10	\$10,800	
Roof								
Metal Panel	25%			2032	**	10	\$21,300	
Modified Bitumen	75%			2032	**	10	\$34,900	
Interior								

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2023	\$19,000	3	\$2,800	
Cast in Place Concrete	40%			LIFE	**	5	\$24,400	
Quarry Tile	45%			2032	**	5	\$18,800	
Vinyl Tile	10%			2035	**	3	\$1,400	
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$1,400	
Masonry: Brick	75%			LIFE	**			
Plaster	10%			LIFE	**	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$4,200	
Exposed Concrete	65%			LIFE	**	5	\$2,800	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2047	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Chiller Room 1st Floor</i>						
		<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>						
Fused Disc Sw	30%			2037	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room Basement</i>						
		<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2040	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 500 Kilo-volt-ampere 480hv-208/120lv</i>						
Switchgear / Switchboard								
Fused Disc Sw	30%			2037	**	5		
Fused Disc Sw	50%			2047	**	5		
Molded Case Bkrs	20%			2037	**	5	\$100	
Raceway								
Conduit	60%			2027	\$429,100	1		
Conduit	30%			2037	**	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	70%			2026	\$62,200	5	\$400	
Molded Case Bkrs	20%			2043	**	5	\$100	

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$30,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	15%			2025	\$3,600	5		
Motor Control Center	50%			2032	**	5	\$300	
Motor Control Center	30%			2040	**	5	\$200	
Variable Frequency Drive	5%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$6,100	
Generators								
Diesel	100%			2036	**	1	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kilowatt Generators - One Generator Supplies The Pavilion Building</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$700	
Fuel Storage								
Day Tank	100%			2043	**	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 335 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2032	**	10	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$3,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2027		10		
Egress Lighting								
Emergency, Service	55%			2032	**	1		
Emergency, Battery	5%			2027	\$1,400	10	\$200	
Exit, LED	30%			2055	**	1		
Exit, Service	10%			2027	\$200	1		

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

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	100%			2022	\$79,500	10	\$100	
Lightning Protection								
Arresters/Cabling Generic	100%			2030	**	5	\$600	
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$2,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2037	**	1		
Conversion Equipment Steam Boiler	100%	Now	\$6,400	2032	**	1	\$17,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Power Plant</i>								
<i>Explanation : 3 Units Providing Steam To Adjacent Buildings</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2037	**	4	\$1,500	
Terminal Devices								
Convactor/Radiator	80%			2032	**	1	\$5,100	
Fan Coil Unit/Heat	20%			2027	\$59,100	1	\$1,300	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Centrifugal, Elec Chiller	1%			2036	**	1	\$200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
Window/Wall Unit No Component	10%			2022	\$4,100	1		
	89%							

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL POWER PLANT - E
Asset # : 995

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	1%			2035	**	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>					
	No Component	99%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,200
	No Component	80%						
Exhaust Fans								
	Roof	30%			2032	**	2	\$200
	Wall Unit	30%			2022	\$2,100	2	\$200
	No Component	40%						
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2037	**	1	
	Galvanized Steel	80%			2025	\$69,200	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$2,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor Of Power Plant</i>					
			<i>Explanation : Provides Hot Water To Adjacent Buildings</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$3,000	4	\$400
Backflow Preventer								
	Generic	100%			2032	**	1	\$1,200
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$9,900
Sprinkler								
	Generic	100%			2037	**	1-2	\$5,500
Fire Pump								
	Generic	100%			2030	**	1	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Also Services The Adjacent Buildings</i>					

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL STORES - S
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.130 / 998 **Yr Built/Renovated** : 1959 /
Area Sq Ft : 49,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,395,600	\$239,100
Interior Architecture	\$138,400	\$158,500
Electrical	\$199,000	\$603,600
Mechanical	\$110,300	\$40,000
Total	\$1,843,400	\$1,041,100
Importance Code A	\$1,395,600	\$239,100
Importance Code B	\$447,700	\$802,000
Total	\$1,843,400	\$1,041,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,100			\$12,100
Interior Architecture	\$32,700		\$2,000	\$57,400
Electrical	\$25,000	\$1,600	\$36,700	\$1,100
Mechanical	\$5,000	\$5,600	\$28,200	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,700	\$11,100	\$70,800	\$79,000
Importance Code A	\$20,600		\$600	\$12,100
Importance Code B	\$50,400	\$11,100	\$70,100	\$66,900
Importance Code C	\$14,700			
Total	\$85,700	\$11,100	\$70,800	\$79,000



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$42,300	LIFE	**	5	\$17,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Canopy At South Entrance</i>								
Masonry: Brick	90%	Now	\$407,000	LIFE	**	5	\$63,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,100	
Metal Coiling Doors	3%			2025	\$127,600	5	\$6,600	
Windows								
Steel	80%	Now	\$432,600	2052	**	5	\$48,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	20%			2043	**	5	\$24,200	
Parapets								
Masonry: Brick	95%	Now	\$15,400	LIFE	**	5	\$600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$400	LIFE	**	5		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Coping Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$513,800	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof Top</i>								
<i>Explanation : Solar Thermal Panels</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	5%			2023	\$54,900	3	\$8,000		
Cast in Place Concrete	75%			LIFE	**	5	\$132,000		
Cast in Place Concrete	15%	Now	\$13,400	LIFE	**	5	\$26,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : First And Third Floors</i>									
Vinyl Tile	5%			2032	**	3	\$2,000		
Interior Walls									
Concrete Masonry Unit	30%			LIFE	**	5	\$8,500		
Gypsum Board	20%			LIFE	**	5	\$8,500		
Plaster	10%			LIFE	**	5	\$2,100		
SGFT/Glazed Masonry	35%			LIFE	**				
SGFT/Glazed Masonry	5%	Now	\$14,700	LIFE	**				
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Atrium Vestibule</i>									
Ceilings									
AcousTileSusp.Lay-In	5%			2032	**	5	\$4,000		
AcousTileSusp.Lay-In	5%			2040	**	5	\$4,000		
Exposed Concrete	5%	Now	\$138,400	LIFE	**	5	\$600		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>									
<i>Location : Basement Underneath Loading Dock</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Under Loading Dock</i>									
Exposed Concrete	80%			LIFE	**	5	\$10,100		
Plaster	5%			LIFE	**	5	\$2,500		

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2027	\$5,200	5	\$1,300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2027	\$34,500	5	\$1,300		
Raceway									
Conduit	100%			2027	\$33,500	1			
Panelboards									
Fused Disc Sw	10%			2026	\$3,200	5	\$100		
Molded Case Bkrs	90%			2026	\$28,800	5	\$1,200		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$23,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$5,900	1		
Motor Controllers								
Locally Mounted	100%			2025	\$80,700	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	85%			2027	\$448,500	10	\$38,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2027	\$35,900	10	\$200	
Incandescent	5%			2022	\$26,400	2	\$100	
Egress Lighting								
Emergency, Service	45%			2027	\$11,700	1		
Emergency, Battery	5%			2022	\$3,600	10	\$600	
Exit, Service	50%			2022	\$3,800	1		
Exterior Lighting								
HID	100%			2022	\$199,000	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$3,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$6,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$2,900	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2037	**	4	\$3,600
Terminal Devices								
	Convactor/Radiator	30%			2032	**	1	\$4,800
	Fan Coil Unit/Heat	70%			2032	**	1	\$11,200
Air Conditioning								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2027	\$40,000	2	\$300
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
	Window/Wall Unit	65%			2022	\$66,900	1	
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,500
	No Component	80%						
Exhaust Fans								
	Roof	20%			2022	\$16,400	2	\$300
	No Component	80%						
Plumbing								
H/C Water Piping								
	Brass/Copper	20%			2037	**	1	
	Galvanized Steel	80%			2032	**	1	
Water Heater								
	Electric	100%			2022	\$43,500	4	\$300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : This Is A Solar System</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$24,900

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL STORES - S
Asset # : 998

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Sprinkler							
	Generic	100%			2037	* *	1-2	\$13,800

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : QUEENS HOSPITAL TRIBORO - T
Address : 82-68 164TH STREET JAMAICA
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : HHC0014.030 / 735 **Yr Built/Renovated** : 1938 / 1999
Area Sq Ft : 244,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 26-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$7,860,900	\$1,071,800
Interior Architecture	\$838,800	\$1,691,800
Electrical	\$2,514,300	\$6,052,000
Mechanical	\$1,094,300	\$5,301,500
Total	\$12,308,300	\$14,117,200
Importance Code A	\$7,860,900	\$1,155,800
Importance Code B	\$3,972,200	\$12,821,500
Importance Code C	\$475,200	\$139,900
Total	\$12,308,300	\$14,117,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$48,800		\$2,800	
Interior Architecture	\$21,000	\$17,500	\$11,700	\$3,900
Electrical	\$39,700	\$22,400	\$56,600	\$19,300
Mechanical	\$16,400	\$15,700	\$76,100	\$23,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$173,300	\$103,000	\$194,500	\$93,900
Importance Code A	\$48,800		\$6,000	
Importance Code B	\$111,200	\$103,000	\$188,500	\$93,900
Importance Code C	\$13,300			
Total	\$173,300	\$103,000	\$194,500	\$93,900



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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$451,400	LIFE	**	5	\$124,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Canopy At North Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Underneath East Elevation Entrance Canopy</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Building 90% Unoccupied. Slated For Transfer Of Onwershhip In 2017. Report To Follow Is A Carryover Fron Jan 2012</i>								
Copper/Terne	3%			2047	**	10	\$17,600	
Masonry: Brick	77%			LIFE	**	5	\$192,200	
Masonry: Limestone	5%	Now	\$145,800	LIFE	**	5	\$9,400	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : West Elevation Base And All Window Sills Throughout.</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$19,200	2037	**	5	\$23,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Balconies</i>								
Windows								
Aluminum	10%			2035	**	5	\$13,400	
Steel	90%	Now	\$6,743,500	2052	**	5	\$754,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$14,800	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : 10th Floor West Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 10th Floor</i>								
Masonry: Limestone	10%	Now	\$3,400	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Wood Rail	10%	Now	\$4,700	2032	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Missing Section 9th Floor On The South Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$520,200	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C, Room 10 B-3, Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Copper/Terne	3%			2042	**	10	\$2,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,200	
Ceramic Tile	5%			2030	**	5	\$15,600	
Quarry Tile	5%			2032	**	5	\$23,400	
Terrazzo	25%			LIFE	**	5	\$60,900	
Vinyl Tile	45%			2027		3	\$52,600	
Vinyl Tile	5%	Now	\$7,100	2022	\$141,600	3	\$5,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sixth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B C-10 A</i>								
<i>Explanation : 9x9s Evident</i>								
Vinyl Tile	5%	Now	\$141,600	2037	**	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lobby</i>								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$26,500	
Concrete Masonry Unit	2%			LIFE	**	5	\$4,200	
Gypsum Board	20%			LIFE	**	5	\$63,600	
Marble Panels	5%			LIFE	**			
Plaster	8%	Now	\$36,400	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
Plaster	40%			LIFE	**	5	\$63,600	
SGFT/Glazed Masonry	20%	Now	\$438,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Abandoned Kitchen In The Basement.</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2032	**	5	\$75,800	
Plaster	60%			LIFE	**	5	\$94,700	
Plaster	10%	Now	\$35,400	LIFE	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room 6 B-18 A, Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C, Room 10 B-3, Kitchen</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C, Room 10 B-c, Kitchen</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$84,000	5	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$365,600	5	\$6,400	
Raceway								
Conduit	100%			2027	\$417,000	1		
Panelboards								
Fused Disc Sw	10%			2026	\$38,300	5	\$600	
Molded Case Bkrs	90%			2026	\$345,100	5	\$5,800	
Wiring								
Braided Cloth	80%	2-4	\$514,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$128,500	1		

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$799,700	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$3,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$72,100	1	\$75,200	
Generators								
Diesel	100%			2023	\$560,300	1	\$94,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : One 350 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$9,100	
Fuel Storage								
Main Tank	100%			2030	**	5	\$6,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 500 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2027	\$3,475,500	10	\$181,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	5%			2022	\$182,900	2	\$200	
Egress Lighting								
Emergency, Service	60%			2027	\$65,700	1		
Exit, Service	40%			2022	\$29,700	1		
Exterior Lighting								
HID	100%			2022	\$986,600	10	\$700	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2030	**	5	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$79,000	1	\$9,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2022	\$270,600	1-3	\$15,100	

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$3,527,800	4	\$10,300	
Terminal Devices								
Convactor/Radiator	95%			2025	\$1,060,100	1	\$63,900	
Induction Unit	5%			2030	**	1	\$3,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	75%			2020	\$325,800	1		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$81,300	
No Component	30%							
Exhaust Fans								
Interior	95%			2022	\$704,500	2	\$6,100	
Roof	5%			2022	\$17,300	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2037	**	1		
Galvanized Steel	70%	Now	\$64,000	2025	\$640,200	1		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Main, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$37,300	4	\$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 10th Floor, (2) Basement To 9th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								

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HEALTH AND HOSPITALS CORP. - 819
QUEENS HOSPITAL TRIBORO - T
Asset # : 735

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2037	**	1-5	\$105,000
	Sprinkler							
	No Component	85%						
	Generic	15%			2037	**	1-2	\$8,700
	Fire Pump							
	Generic	100%			2036	**	1	\$38,900

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000
Area Sq Ft : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,PEN
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$190,800	\$1,011,800
Interior Architecture	\$745,200	\$1,862,900
Electrical	\$146,700	\$3,742,000
Mechanical		\$5,765,400
Total	\$1,082,700	\$12,382,100
Importance Code A	\$190,800	\$1,060,600
Importance Code B	\$697,800	\$11,218,700
Importance Code C	\$194,200	\$102,800
Total	\$1,082,700	\$12,382,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,600	\$23,500		\$13,800
Interior Architecture		\$27,600	\$29,900	
Electrical	\$26,700	\$39,700	\$33,400	\$31,100
Mechanical	\$59,100	\$67,800	\$68,700	\$119,800
Site Enclosure	\$1,000			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$118,000	\$183,400	\$156,700	\$189,300
Importance Code A	\$6,600	\$23,500	\$4,900	\$15,900
Importance Code B	\$111,400	\$159,800	\$143,400	\$173,400
Importance Code C			\$8,400	
Total	\$118,000	\$183,400	\$156,700	\$189,300



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$43,300	LIFE	**	5	\$66,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South West Corner Of Building</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$112,300	
Window Wall	5%			2048	**	5	\$24,800	
Windows								
Aluminum	100%			2044	**	5	\$53,000	
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$96,000	
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,100	
Metal Panel	5%			2048	**	5	\$2,800	
Metal Rail	15%			2041	**	5-10	\$38,800	
Roof								
Built-Up (BUR)	5%	0-2	\$6,600	2033	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
IRMA/Protected Membrane	95%	Now	\$147,500	2028	\$737,500			
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 5 East Wing</i>								
Interior								
Floors								
Carpet	10%			2027	\$363,500	3	\$36,800	
Cast in Place Concrete	10%	0-2	\$59,200	LIFE	**	5	\$53,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	5%			2037	**	5	\$12,300	
Panel/Paver: Cer/Brk	5%			2044	**	5	\$27,600	
Quarry Tile	5%	Now	\$81,800	2041	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Receiving Area</i>								
Sheet Vinyl/Rubber	5%	Now	\$84,500	2033	**	5	\$9,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	10%			2033	**	3	\$9,200	
Vinyl Tile 9" X 9"	50%			2028	\$1,568,400	3	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement And Upper Floor Corridors</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2037	**	5	\$16,800		
Concrete Masonry Unit	10%			LIFE	**	5	\$13,400		
Masonry: Brick	10%			LIFE	**				
Plaster	62%	4+	\$194,200	LIFE	**	5	\$62,500		
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Various Locations Throughout</i>									
SGFT/Glazed Masonry	10%			LIFE	**				
Wood	3%			LIFE	**	5	\$40,300		
Ceilings									
AcousTileConcealSpLn	10%	Now	\$230,400	2048	**	5	\$15,300		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Ground Floor Gathering Spaces</i>									
AcousTileSusp.Lay-In	10%			2041	**	5	\$24,500		
Exposed Concrete	10%			LIFE	**	5	\$3,800		
Metal Panel	20%	4+	\$95,100	LIFE	**	5	\$61,300		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 5th Floor Corridors</i>									
Plaster	50%			LIFE	**	5	\$76,600		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%	4+	\$1,000	2063	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Loading Dock Areas</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2041	**				
Parking/Driveway									
Asphalt	100%			2037	**				

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2028	\$48,800	5	\$4,300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>									
Transformers									
Liquid Filled	100%			2026	\$18,400	5	\$1,000		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : No Available Nameplate Ratings</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2028	\$198,600	5	\$4,300		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2028	\$203,900	1	
	Conduit	10%			2038	**	1	
Panelboards								
	Fused Disc Sw	5%			2036	**	5	\$200
	Molded Case Bkrs	90%			2027	\$156,200	5	\$3,900
	Molded Case Bkrs	5%			2036	**	5	\$200
Wiring								
	Thermoplastic	90%			2028	\$314,100	1	
	Thermoplastic	10%			2038	**	1	
Motor Controllers								
	Locally Mounted	15%			2033	**	5	\$200
	Locally Mounted	85%			2026	\$313,900	5	\$900
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,400
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Connected To Metal Water Pipe</i>				
Stand-by Power								
Transfer Switches								
	Automatic	100%			2026	\$52,200	1	\$50,400
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Explanation : No Available Nameplate Ratings</i>				
Generators								
	Diesel	100%			2024	\$405,800	1	\$63,500
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Explanation : Emergency Generator Rated At 250kw</i>				
Batteries								
	Lead/Acid	100%			2022	\$1,800	5	\$6,100
Fuel Storage								
	Day Tank	50%			2036	**	5	\$15,200
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Explanation : 30 Gallons Rated Capacity</i>				
	Main Tank	50%			2031	**	5	\$2,400
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Underground</i>				
				<i>Explanation : 1080 Gallons Rated Capacity</i>				
Lighting								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	3%			2033	**	10	\$4,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	50%			2033	**	10	\$75,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2028	\$1,251,100	10	\$60,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2033	**	10	\$4,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Incandescent	2%			2023	\$62,600	2	\$100	
LED	2%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Service	20%			2028	\$18,700	1		
Emergency, Service	30%			2033	**	1		
Exit, LED	20%			2056	**	1		
Exit, Service	30%			2028	\$19,000	1		
Exterior Lighting								
HID	100%			2028	\$718,500	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 6 HID Light Fixtures Controlled By Photo Cells</i>								
Alarm								
Security System								
Generic	100%			2033	**	1	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$101,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations, Strobe Lights</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building 15</i>						
		<i>Explanation : From New Power Plant</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$9,700	
Distribution								
Hot Wtr Piping/Pump	50%			2036	**	4	\$6,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units</i>						
Central Plant Steam Piping/Pmp	50%			2038	**	4	\$4,000	
Terminal Devices								
Air Handler	50%			2028	\$1,252,900	1	\$50,700	
Fan Coil Unit/Heat	50%			2028	\$1,334,400	1	\$26,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Dual Temperature Induction Units Observed</i>						
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	90%			2048	**	1		
Electricity	10%			2044	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2037	**	1	\$159,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Pit</i>						
		<i>Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant</i>						
Interior Pkg Unit - Cooling	10%			2029	\$666,300	2	\$1,000	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$8,100	
Terminal Devices								
Induction Unit	100%			2028	\$1,059,100	1	\$52,900	
Heat Rejection								
Dry Cooler	10%			2028	\$96,900	2	\$11,400	
Water Cooling Tower	90%			2029	\$608,700	2	\$148,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
Ventilation								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset # : 1001

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400	
Exhaust Fans								
Interior	75%			2028	\$475,500	2	\$3,800	
Roof	25%			2028	\$74,000	2	\$1,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
Water Heater								
Electric	100%			2027	\$157,000	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
HW Heat Exchanger								
Steam Fired	100%			2048	**	4	\$24,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$27,200	4	\$5,200	
Sewage Ejector(s)								
Compressed Air	100%			2038	**	4	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
No Component	15%							
Generic	85%			2038	**	1-5	\$72,800	
Sprinkler								
Generic	100%			2038	**	1-2	\$45,900	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fire Pump								
Generic	100%			2031	**	1	\$30,600	
Chemical System								
Generic	100%			2023	\$30,300	1-3	\$4,000	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /
Area Sq Ft : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,880,700	\$71,700
Interior Architecture	\$775,500	\$293,700
Electrical	\$871,100	\$160,400
Mechanical		\$1,392,600
Total	\$3,527,400	\$1,918,500
Importance Code A	\$1,880,700	\$71,700
Importance Code B	\$1,190,900	\$1,756,100
Importance Code C	\$455,700	\$90,600
Total	\$3,527,400	\$1,918,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,200			\$6,200
Interior Architecture	\$123,700		\$2,600	\$8,600
Electrical	\$31,000	\$2,100	\$2,500	\$46,000
Mechanical	\$9,800	\$3,600	\$10,000	\$35,500
Total	\$185,700	\$5,700	\$15,000	\$96,200
Importance Code A	\$21,200	\$1,100		\$6,600
Importance Code B	\$164,500	\$4,600	\$15,000	\$89,600
Importance Code C				
Total	\$185,700	\$5,700	\$15,000	\$96,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$127,700	LIFE	**	5	\$26,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At 1st And 2nd Floor Window Sills</i>								
Ceramic Tile	3%			2038	**	10	\$1,900	
Copper/Terne	7%	Now	\$157,000	2048	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Stucco Cement	85%	Now	\$386,100	2033	**	5	\$71,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Terra Cotta Infill</i>								
Windows								
Aluminum	10%	Now	\$6,900	2036	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connector Tunnel At South Administration Offices And Shops</i>								
Wood	90%	Now	\$207,200	2053	**	5	\$31,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$62,600	LIFE	**	5	\$8,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Courtyard</i>								
Copper/Terne	45%	Now	\$95,500	2048	**	5	\$11,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Panel	30%			2038	**	5	\$12,300	
Stucco Cement	15%	Now	\$14,300	2033	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations In Courtyard</i>								
Roof								
Built-Up (BUR)	10%	Now	\$101,300	2038	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
Clay Tile	45%	Now	\$168,100	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	35%	Now	\$354,600	2038	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
Skylight, Metal/Glass	10%	Now	\$220,600	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Storage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
Interior								

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	25%	4+	\$76,200	2024	\$254,100	3	\$25,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Wrinkling, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%	Now	\$15,400	2031	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Restrooms On Ground And 2nd Floors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Restrooms On Ground And 2nd Floors</i>								
Quarry Tile	10%	0-2	\$45,800	2033	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Corridor</i>								
Terrazzo	30%	0-2	\$111,000	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor</i>								
Vinyl Tile	30%			2028	\$203,100	3	\$7,700	
Interior Walls								
Cast in Place Concrete	10%	Now	\$166,400	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Tunnel Area @ Shops And South Service Tunnel</i>								
Ceramic Tile	10%	Now	\$108,900	2031	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ground Floor Corridors, Restrooms</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,500	
Plaster	57%	Now	\$180,400	LIFE	**	5	\$19,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Corridor And Tunnel Under Administration Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Corridor And Tunnel Under Administration Offices</i>								
Wood	20%			LIFE	**	5	\$90,600	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$6,400	2033	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Offices And Corridor</i>								
Exposed Concrete	10%	0-2	\$25,600	LIFE	**	5	\$1,100	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Tunnel Area @ Shops And South Service Tunnel</i>								
Glass: Susp Panels	2%			LIFE	**			
Plaster	78%	0-2	\$163,000	LIFE	**	5	\$33,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor, Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ground Floor Corridors And Administrative Extension</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2031	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.</i>								
Transformers								
Liquid Filled	100%			2033	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$1,000	
Raceway								
Conduit	20%			2038	**	1		
Conduit	80%			2028	\$55,100	1		
Panelboards								
Fused Disc Sw	10%			2027	\$6,900	5	\$100	
Molded Case Bkrs	80%			2027	\$55,500	5	\$800	
Molded Case Bkrs	10%			2036	**	5	\$100	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	0-2	\$28,300	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2038	**	1		
Thermoplastic	40%			2028	\$37,700	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$12,000	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Office</i>								
Fluorescent	95%			2023	\$228,800	10	\$31,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	100%			2023	\$57,000	10	\$8,800	
Exterior Lighting								
Fluorescent	50%			2023	\$67,700	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- CFL (Compact Fluorescent Light) Fixtures</i>								
HID	50%			2023	\$79,800	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- HID Light Fixtures</i>								
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$437,800	1-3	\$23,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 15</i>								
<i>Explanation : From New Power Plant</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES
Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$2,200	
Distribution								
Central Plant Steam Piping/Pmp	100%			2028	\$670,100	4	\$2,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	\$212,000	1	\$11,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	40%			2028	\$338,100			
Window/Wall Unit	35%			2023	\$28,900	1		
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2028	\$59,900	2	\$25,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,300	
Exhaust Fans								
Interior	80%			2028	\$112,700	2	\$900	
Roof	20%			2028	\$13,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : Leaders And Gutters Down To Cast Iron Piping Below Grade</i>								
Sump Pump(s)								
Submersible	100%			2020	\$1,300	4	\$1,200	
Fixtures								
Generic	100%							
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.

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset # : 977

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe Generic	100%			2048	* *	1-5	\$18,400
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Next To Stairwells</i>								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999
Area Sq Ft : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$47,300
Electrical	\$54,900	
Total	\$54,900	\$47,300
Importance Code A		\$47,300
Importance Code B	\$54,900	
Total	\$54,900	\$47,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$42,300	\$300		\$33,700
Interior Architecture	\$28,000	\$1,000		\$1,200
Electrical	\$19,900	\$300	\$300	\$50,500
Mechanical	\$600	\$600	\$1,000	\$5,700
Site Pavements	\$700			
Total	\$91,500	\$2,200	\$1,300	\$91,100
Importance Code A	\$42,700	\$800	\$400	\$34,200
Importance Code B	\$38,100	\$1,400	\$900	\$56,900
Importance Code C	\$10,700			
Total	\$91,500	\$2,200	\$1,300	\$91,100



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Copper/Terne	7%	4+	\$6,300	2048	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Raised Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Story</i>								
<i>Explanation : Raised Roof</i>								
Glazed Ceramic Panel	1%			LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South West Corner</i>								
Masonry: Brick	75%	2-4	\$21,500	LIFE	**	5	\$8,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South West Corner</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 25%</i>								
<i>Location : West And South Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Single Story Addition - East Side</i>								
Masonry: Limestone	7%	2-4	\$2,100	LIFE	**	5	\$600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%			2033	**	5	\$1,300	
Windows								
Aluminum	10%			2044	**	5	\$200	
Bronze/Brass	5%			2036	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Story Transom Windows</i>								
<i>Explanation : Decorative Window Grilles</i>								
Glass Block	5%	Now	\$1,100	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Wood	80%	0-2	\$4,700	2027	\$47,300	5	\$7,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Windows And 2nd Story Windows - South East Corner</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Side Of Windows</i>								

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Estimates are rounded to the nearest hundred dollars.

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$800	
Masonry: Limestone	40%	0-2	\$6,600	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : East And South Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Underside Of Cornice Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Single Story Building - Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Single Story Building - Coping</i>								
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : South Side</i>								
<i>Explanation : Single Story Lean To</i>								
Roof								
Asphalt Shingle	10%			2031	**	10	\$100	
Copper/Terne	40%			2043	**	10	\$3,900	
Modified Bitumen	45%			2023	\$27,400	10	\$1,700	
Skylight, Metal/Glass	5%			2038	**	10	\$600	
Interior								
Floors								
Carpet	10%			2027	\$10,100	3	\$1,000	
Cast in Place Concrete	15%			LIFE	**	5	\$2,200	
Quarry Tile	20%			2033	**	5	\$2,000	
Raised Access Floor	5%			2031	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Component Actually A Raised Dance Floor</i>								
Terrazzo	50%	4+	\$9,200	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Door Thresholds In Basement</i>								
Interior Walls								
Plaster	80%	Now	\$10,000	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Second Floor Offices</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2033	**	5	\$300	
Exposed Concrete	10%			LIFE	**	5	\$100	
Plaster	85%	Now	\$8,800	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$700	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Treads At North Entrance</i>								
Parking/Driveway								
Asphalt	100%			2037	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>								
Transformers								
Liquid Filled	100%			2026	\$18,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$100	
Raceway								
Conduit	80%			2028	\$12,900	1		
Conduit	20%			2038	**	1		
Panelboards								
Fused Disc Sw	20%			2027	\$3,500	5		
Molded Case Bkrs	20%			2036	**	5		
Molded Case Bkrs	60%			2027	\$10,400	5	\$100	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	40%	0-2	\$8,500	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2028	\$8,500	1		
Thermoplastic	20%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%	0-2	\$11,100	LIFE	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$1,500	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	95%			2023	\$28,700	10	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting								
Fluorescent	100%			2023	\$17,000	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 Compact Fluorescent Light Fixtures</i>								
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$54,900	1-3	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS
Asset # : 979

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	10%			2041	**	1	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Serves Ballet Studio</i>								
Steam Boiler	90%			2033	**	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2050	**	4		
Central Plant Steam Piping/Pmp	90%			2038	**	4	\$200	
Terminal Devices								
Convactor/Radiator	90%			2033	**	1	\$1,300	
Fan Coil Unit/Heat	10%			2028	\$7,400	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$2,100	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,500	
Exhaust Fans								
Roof	10%			2028	\$800	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$3,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997
Area Sq Ft : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,249,000	\$86,800
Interior Architecture	\$226,000	
Electrical	\$167,200	\$252,100
Mechanical		\$234,600
Total	\$1,642,200	\$573,500
Importance Code A	\$1,249,000	\$86,800
Importance Code B	\$278,400	\$486,700
Importance Code C	\$114,800	
Total	\$1,642,200	\$573,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,800			\$300
Interior Architecture	\$8,000	\$2,300	\$1,000	\$3,300
Electrical	\$1,100	\$1,000	\$800	\$3,400
Mechanical	\$4,200	\$3,200	\$4,200	\$10,200
Site Pavements	\$2,200			
Total	\$55,300	\$6,400	\$6,100	\$17,200
Importance Code A	\$40,500	\$700	\$700	\$1,200
Importance Code B	\$12,600	\$5,800	\$4,400	\$16,000
Importance Code C	\$2,200		\$1,000	
Total	\$55,300	\$6,400	\$6,100	\$17,200



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset # : 980

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	Now	\$78,400	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Base Of Stair Columns - West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West And East Facades At Foundation</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Stucco Finish Worn Off - All Facades</i>								
Cast Stone/Terra Cotta	4%	Now	\$18,900	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding - All Facades</i>								
Glazed Ceramic Panel	1%			LIFE	**	5	\$2,300	
Masonry: Brick	80%	Now	\$637,500	LIFE	**	5	\$39,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade At Door Openings</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South And East Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : West And South Facades</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Downspouts - South And North Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	3%	Now	\$11,500	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Windows								
Wood	100%	Now	\$197,400	2053	**	5	\$22,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facing And Trim Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facing And Trim Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset # : 980

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	90%	Now	\$159,600	LIFE	**	5	\$22,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice - All Facades</i>								
Metal Panel	5%			2038	**	5	\$600	
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : West Facade</i>								
<i>Explanation : No Cornice At Entry Portico</i>								
Roof								
Asphalt Shingle	80%	Now	\$9,500	2037	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North, East And South Facing Gutters</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Portico - West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms - West Wing</i>								
Modified Bitumen	10%			2028	\$46,900	10	\$3,000	
Skylight, Metal/Glass	10%	Now	\$176,100	2038	**			
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Dining Hall And Kitchen Area</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Main Dining Hall</i>								
Interior								
Floors								
Carpet	2%	Now	\$8,000	2030	**	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vestibule Off Of Kitchen</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2031	**	5	\$1,300	
Panel/Paver: Cer/Brk	3%			2036	**	5	\$1,800	
Quarry Tile	15%			2033	**	5	\$6,100	
Wood	70%	4+	\$72,200	2043	**	5	\$17,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Perimeter Of Reception / Dining Hall</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Dining/ Reception Hall</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset # : 980

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

Interior

Interior Walls

Ceramic Tile	5%			2037	**	5	\$2,000
Masonry: Brick	5%			LIFE	**		
Plaster	90%	Now	\$114,800	LIFE	**	5	\$10,900

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Main Hall - Northeast Wall, Backstage Area, Offices And Loft Area

Water Penetration, Extent : Severe, Area Affected : 20%

Location : Main Hall - Northeast Wall, Backstage Area, Offices And Loft Area

Ceilings

AcousTileSusp.Lay-In	5%			2041	**	5	\$1,300
Plaster	95%	0-2	\$39,000	LIFE	**	5	\$16,000

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Vestibule Off Of Kitchen, Offices And Loft Area

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Vestibule Off Of Kitchen, Offices And Loft Area

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Vestibule Off Of Kitchen, Offices And Loft Area

Site Pavements

On-Site Walkways

Asphalt	10%	Now	\$2,200	2037	**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : West Entry

Cast in Place Concrete	90%			2041	**		
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Parking/Driveway

Asphalt	100%			2037	**		
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Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$400
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1000 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$400
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Raceway

Conduit	100%			2038	**	1	
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Panelboards

Fused Disc Sw	10%			2036	**	5	
Molded Case Bkrs	90%			2036	**	5	\$300

Wiring

Thermoplastic	100%			2038	**	1	
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Ground

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**HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

Asset # : 980

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

Ground

Grounding Devices
Not Accessible

100%

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

Location :

Explanation : In The Crawlspace

Lighting

Interior Lighting

Fluorescent

15%

2028

\$39,800

10

\$1,900

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen And Office

Explanation : T-12 Lamps

Fluorescent

5%

2033

**

10

\$600

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Corridor And Toilets

Incandescent

80%

2028

\$212,300

2

\$200

Egress Lighting

Emergency, Battery

40%

2033

**

10

\$1,300

Exit, Service

60%

2033

**

1

Exterior Lighting

Fluorescent

65%

2028

\$33,600

10

\$800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : 7 Compact Fluorescent Light Fixtures

HID

35%

2028

\$21,300

10

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : 4- HID Light Fixtures

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2023

\$167,200

1-3

\$8,800

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hall

Explanation : Manual Pull Stations And Alarm Bells

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

Heating

Energy Source

Natural Gas

100%

2048

**

1

Conversion Equipment

Hot Water Boiler

100%

2041

**

1

\$6,900

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room - First Floor

Explanation : 1 Gas Fired Hot Water Boiler

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%		2044	**	4	\$1,000	
Terminal Devices								
	Air Handler	50%		2028	\$106,300	1	\$4,300	
	Convactor/Radiator	45%		2033	**	1	\$2,000	
	Fan Coil Unit/Heat	5%		2028	\$11,300	1	\$200	
Air Conditioning								
Energy Source								
	Electricity	100%		2044	**	1		
Conversion Equipment								
	Reciprocating Compr/Chiller	100%		2028	\$128,300	1	\$6,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground Level</i>					
			<i>Explanation : Unit Mounted On Exterior Slab</i>					
Distribution								
	CW & CHW Wtr Pipe/Pump	100%		2048	**	4	\$1,000	
Terminal Devices								
	Air Handler/Cool/Ht	100%		2033	**	1	\$8,600	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,800	
Exhaust Fans								
	Interior	100%		2033	**	2	\$400	
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%		2041	**	1		
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Water Heater								
	Electric	50%		2023	\$6,700	4		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Second Floor Mechanical Room</i>					
			<i>Explanation : Unit Serves Restrooms</i>					
	Gas Fired	50%		2026	\$4,600	2	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Unit Serves Kitchen</i>					
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset # : 980

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2033	**	1	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Unit Serves Boiler Only</i>					
Fixtures								
	Generic	100%						
Fire Suppression								
	Chemical System							
	Generic	100%			2026	\$30,300	1-3	\$4,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$42,100	
Total	\$42,100	
Importance Code B	\$42,100	
Total	\$42,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,000			\$1,800
Interior Architecture	\$2,700	\$1,700	\$200	\$200
Electrical	\$400	\$400	\$300	\$15,800
Mechanical	\$300	\$300	\$600	\$300
Site Pavements	\$27,700			
Total	\$69,000	\$2,400	\$1,100	\$18,200
Importance Code A	\$38,100	\$200	\$200	\$2,000
Importance Code B	\$1,900	\$2,200	\$900	\$16,100
Importance Code C	\$28,900			
Total	\$69,000	\$2,400	\$1,100	\$18,200



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$2,800	
Concrete Masonry Unit	75%			LIFE	**	5	\$2,700	
Stucco Cement	15%	4+	\$2,900	2033	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facades On Rear Additions</i>								
Windows								
Steel	50%	Now	\$3,200	2036	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lead Framed Stained Glass Windows In Nave</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
Steel	50%	Now	\$14,200	2053	**	5	\$1,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,800	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping On Rear Addition Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Component Is Actually Clay Tile</i>								
Concrete Masonry Unit	7%			LIFE	**	5	\$600	
Metal Panel	7%			2048	**	5	\$2,200	
Metal Rail	5%	Now	\$12,400	2048	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
Stucco Cement	3%	Now	\$700	2033	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	75%							

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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	75%			2048	**	10	\$2,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
Copper/Terne	5%	Now	\$2,800	2068	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
Modified Bitumen	20%			2033	**	10	\$700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Additions</i>								
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$300	
Sheet Vinyl/Rubber	5%			2033	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Offices</i>								
<i>Explanation : Recent Installation</i>								
Terrazzo	60%			LIFE	**	5	\$2,800	
Wood	30%			2056	**	5	\$3,400	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$300	
Plaster	5%	Now	\$1,300	LIFE	**	5		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Staircase - North East Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Staircase - North East Corner</i>								
Plaster	75%			LIFE	**	5	\$600	
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$1,400	2033	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor Offices - From Plenum Space Ductwork</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Offices - From Plenum Space Ductwork</i>								
Exposed Struc: Wood	65%			LIFE	**			
Plaster	10%			LIFE	**	5	\$400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$23,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Curbs, Flags And Stair Landing - East Side</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$4,400	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Drive And Parking Lot</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$100	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Crawlspace</i>						
Lighting								
Interior Lighting								
Fluorescent	75%			2028	\$30,500	10	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2028	\$2,000	10	\$200	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
Incandescent	20%			2028	\$8,100	2		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Chandeliers</i>						
Egress Lighting								
Emergency, Battery	50%			2028	\$2,700	10	\$400	
Exit, Service	50%			2028	\$300	1		
Exterior Lighting								
HID	100%			2023	\$15,400	10		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 6 HID Light Fixtures</i>						

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

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

Alarm

Security System Generic	100%			2028	\$12,300	1	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection Generic, Analog	100%			2023	\$42,100	1-3	\$2,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Lobby

Explanation : Manual Pull Station And Alarm Bells

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

Heating

Energy Source Natural Gas	100%			2038	**	1		
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Conversion Equipment Furnace	100%			2036	**	1	\$1,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Ceiling, 1st And 2nd Floor

Explanation : 4 Units

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,000	
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Air Conditioning

Energy Source Electricity	100%			2036	**	1		
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Conversion Equipment Split Unit	100%			2036	**			
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Terminal Devices Fan Coil - 4 Pipe	100%			2036	**	1	\$1,100	
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Ventilation

Exhaust Fans Wall Unit	20%			2036	**	2		
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No Component	80%							
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Plumbing

H/C Water Piping Brass/Copper	100%			2038	**	1		
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Water Heater Gas Fired	100%			2026	\$2,300	2	\$100	
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Sanitary Piping Cast Iron	100%			LIFE	**	1		
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Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG
Asset # : 989

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Leaders And Gutters On Perimeter Of The Roof</i>									
<i>Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade</i>									
Fixtures									
	Generic	100%							

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013
Area Sq Ft : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,ATT
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$439,400	\$35,100
Interior Architecture	\$38,600	\$115,900
Electrical	\$71,000	\$54,900
Total	\$549,000	\$205,800
Importance Code A	\$439,400	\$35,100
Importance Code B	\$109,600	\$170,800
Total	\$549,000	\$205,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,600	\$600		\$500
Interior Architecture				\$2,900
Electrical	\$500	\$400	\$400	\$8,000
Mechanical	\$400	\$400	\$800	\$8,700
Total	\$5,400	\$1,400	\$1,200	\$20,200
Importance Code A	\$4,900	\$900	\$300	\$900
Importance Code B	\$600	\$500	\$900	\$19,300
Importance Code C				
Total	\$5,400	\$1,400	\$1,200	\$20,200



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$35,100	
Stucco Cement	75%	Now	\$221,200	2033	**	5	\$32,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Wood Framed Exterior Walls With Stucco Finish</i>								
Wood	5%	Now	\$135,700	2048	**	5	\$4,400	1
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Fascia Boards</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
Windows								
Steel	90%	Now	\$82,500	2053	**	5	\$7,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Wood	10%	Now	\$4,300	2053	**	5	\$700	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Addition Windows</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Addition Windows</i>								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE

Asset # : 981

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast in Place Concrete	20%			LIFE	**	5	\$1,800	
Stucco Cement	5%	Now	\$300	2033	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Limestone Coping - Rear Addition</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Limestone Coping - Rear Addition</i>								
No Component	75%							
Roof								
Asphalt Shingle	80%			2041	**	10	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Built-Up (BUR)	15%			2036	**	10	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Addition</i>								
Copper/Terne	5%			2043	**	10	\$500	
Interior								
Floors								
Sheet Vinyl/Rubber	40%			2028	\$115,900	5	\$5,000	
Wood	60%	Now	\$38,600	2031	**	5	\$4,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$3,500	
Plywood/Hardboard	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$800	
Exposed Struc: Wood	80%			LIFE	**			
Plywood/Hardboard	10%			2038	**	1		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Liquid Filled	100%			2033	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : No Available Nameplate Rating</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$200	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Crawlspace</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2023	\$6,900	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2028	\$6,900	10	\$500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
Incandescent	80%			2028	\$54,900	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$4,600	10	\$700	
Exit, Service	50%			2028	\$500	1		
Exterior Lighting								
Incandescent	100%			2028	\$22,000	2		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 4- Floodlights</i>						
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$71,000	1-3	\$3,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : Manual Pull Stations And Alarm Bells</i>						

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE
Asset # : 981

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2058	**	1		
Conversion Equipment								
Furnace	100%			2028	\$15,100	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Furnace Room</i>								
<i>Explanation : 1 Unit</i>								
Terminal Devices								
Fan Coil Unit/Heat	50%			2033	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : Electric Unit Heater</i>								
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$2,700	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$28,200	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit</i>								
Water Heater								
Electric	100%			2023	\$5,700	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Fixtures								
Generic	100%							

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

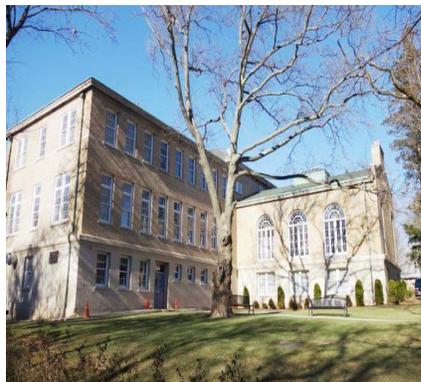
Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012
Area Sq Ft : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors G,1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$50,200
Total		\$50,200
Importance Code A		\$50,200
Total		\$50,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,300			\$900
Interior Architecture	\$8,600	\$8,500		
Electrical	\$2,200	\$2,300	\$1,900	\$1,900
Mechanical	\$4,000	\$3,900	\$5,000	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,000	\$18,600	\$10,800	\$10,300
Importance Code A	\$28,300	\$1,000	\$1,000	\$1,900
Importance Code B	\$17,700	\$17,100	\$9,800	\$8,300
Importance Code C		\$400		
Total	\$46,000	\$18,600	\$10,800	\$10,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$28,000	
		<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Base Of Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Base Of Building</i>						
		<i>Explanation : Stucco Finish</i>						
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,700	
Ceramic Tile	1%			2038	**	10	\$200	
Masonry: Brick	64%			LIFE	**	5	\$14,300	
Masonry: Marble	5%			LIFE	**	5	\$800	
Windows								
Metal Louvers	2%			2037	**	10	\$700	
Wood	96%			2050	**	5	\$54,600	
Wood	2%			2044	**	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor Office</i>						
		<i>Explanation : Stained Glass Windows</i>						
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Copper/Terne	5%			2063	**	5	\$1,800	
Masonry: Brick	15%			LIFE	**	5	\$1,100	
Masonry: Limestone	75%			LIFE	**	5	\$7,000	
Roof								
Clay Tile	93%			2048	**	10	\$50,200	
Skylight, Metal/Glass	7%			2048	**	10	\$12,600	
Interior								
Floors								
Carpet	20%			2027	\$92,300	3	\$9,300	
Cast in Place Concrete	40%			LIFE	**	5	\$27,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors And Various Classrooms</i>						
		<i>Explanation : Spray Applied Epoxy Coating</i>						
Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
Vinyl Tile	15%			2033	**	3	\$1,800	
Wood	15%			2056	**	5	\$8,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Flanking Gathering Rooms</i>						
		<i>Explanation : Original Herringbone Flooring</i>						
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Gypsum Board	95%			LIFE	**	5	\$9,900	
Ceilings								
AcousTileSusp.Lay-In	55%			2045	**	5	\$17,100	
Exposed Concrete	35%			LIFE	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$3,900	

Site Enclosure

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

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

Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2037	**			
Activity Yard								
Asphalt	100%			2037	**			

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

Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2054	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room/ Ground Floor</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Transformers								
Liquid Filled	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	**	5	\$500	
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2050	**	5		
Molded Case Bkrs	95%			2050	**	5	\$500	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	8%			2036	**	10	\$1,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Fluorescent	90%			2036	**	10	\$17,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$2,500	
Exit, LED	50%			2063	**	1		
Exterior Lighting								
LED	100%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3 LED Light Fixtures</i>								
Alarm								
Security System								
Generic	100%			2036	**	1	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2058	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2050	**	4	\$1,000	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT
Asset # : 982

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2036	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Heat Recovery Ventilating Unit Observed</i>								
Fan Coil Unit/Heat	80%			2036	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Plenum</i>								
<i>Explanation : Fan Powered Boxes With Reheat Coil Observed</i>								
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2036	**	1	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$1,000	
Ventilation								
Exhaust Fans								
Roof	100%			2036	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater								
Gas Fired	100%			2027	\$13,800	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	80%							
Generic	20%			2038	**	1	\$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2058	**	1-2	\$5,800	
Chemical System								
Generic	100%			2027	\$30,300	1-3	\$3,700	

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Address : 460 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012
Area Sq Ft : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 75 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$329,400	
Interior Architecture	\$38,400	
Electrical		\$249,700
Total	\$367,800	\$249,700
Importance Code A	\$329,400	
Importance Code B		\$249,700
Importance Code C	\$38,400	
Total	\$367,800	\$249,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,000	\$1,200		
Interior Architecture	\$36,200	\$9,100	\$2,900	\$1,900
Electrical	\$5,600	\$1,100	\$1,100	\$1,300
Mechanical	\$3,700	\$1,700	\$2,200	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,500	\$17,100	\$10,100	\$9,400
Importance Code A	\$26,700	\$1,800	\$600	\$600
Importance Code B	\$31,400	\$15,300	\$9,500	\$8,800
Importance Code C	\$17,400			
Total	\$75,500	\$17,100	\$10,100	\$9,400



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$56,900	2049	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Porch - West Facade</i>								
Stucco Cement	90%	4+	\$194,600	2034	**	5	\$28,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Hollow Terra Cotta Infill</i>								
Windows								
Aluminum	50%			2051	**	5	\$2,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows</i>								
Wood	50%	Now	\$78,000	2054	**	5	\$12,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Parapets								
Copper/Terne	100%			2049	**	5	\$28,700	
Roof								
Clay Tile	70%			2039	**	10	\$5,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Copper/Terne	5%			2044	**	10	\$1,000	
Sloped Glazing	25%			LIFE	**	5	\$52,100	
Interior								
Floors								
Carpet	45%			2030	**	3	\$13,000	
Carpet	20%			2025	\$56,900	3	\$7,700	
Ceramic Tile	15%			2032	**	5	\$2,900	
Ceramic Tile	15%			2042	**	5	\$2,900	
Terrazzo	5%	0-2	\$5,200	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor Connection To Tunnel</i>								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Asset # : 13435

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

Interior

Interior Walls

Ceramic Tile	40%	0-2	\$38,400	2032	**	5	\$6,000	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Boiler Room

Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	
Gypsum Board	45%			LIFE	**	5-10	\$22,900	
Plaster	5%	Now	\$1,400	LIFE	**	5	\$400	

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Boiler Room

Ceilings

AcousTileSusp.Lay-In	50%			2046	**	5	\$9,600	
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Other Observation, Extent : Moderate, Area Affected : 25%
Location : Second Floor
Explanation : Luminous Panels

Ceramic Tile	10%			LIFE	**	5	\$2,400	
Gypsum Board	10%			LIFE	**	5-10	\$6,600	
Plaster	30%			LIFE	**	5-10	\$9,900	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2049	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2042	**			
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Parking/Driveway

Asphalt	100%			2038	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2049	**	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2049	**	5	\$300	
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Raceway

Conduit	50%			2029	\$8,100	1		
Conduit	50%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	30%			2028	\$10,400	5	\$100	
Molded Case Bkrs	60%			2045	**	5	\$200	

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$4,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$6,100	1		
Thermoplastic	50%			2049	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	45%			2029	\$110,200	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2034	**	10	\$5,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Fluorescent	5%			2034	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,500	
Exit, Service	50%			2034	**	1		
Alarm								
Security System								
Generic	100%			2034	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$139,500	1-3	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment							
	Furnace	50%			2034	**	1	\$3,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ceiling</i>					
			<i>Explanation : Gas Furnace Units Serve Second Floor Only</i>					
	Hot Water Boiler	50%			2042	**	1	\$3,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Hydronic Loop Serves First Floor Only</i>					
	Distribution							
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$5,700
	Hot Wtr Piping/Pump	50%			2037	**	4	\$500
	Terminal Devices							
	Convactor/Radiator	100%			2034	**	1	\$4,100
Air Conditioning								
	Energy Source							
	Electricity	100%			2037	**	1	
	Conversion Equipment							
	Split Unit	50%			2034	**		
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ceiling</i>					
	Window/Wall Unit	10%			2027	\$2,900	1	
	No Component	40%						
	Terminal Devices							
	Fan Coil - 4 Pipe	100%			2034	**	1	\$4,100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2039	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2055	**	4	\$1,300
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter Of The Building</i>					
			<i>Explanation : Leaders And Gutters</i>					
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								

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

Estimates are rounded to the nearest hundred dollars.

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION
Asset # : 13435

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%			2049	* *	1-5	\$3,200

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Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013
Area Sq Ft : 14,300 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$160,800	
Interior Architecture	\$193,800	\$46,400
Electrical	\$10,900	
Mechanical		\$68,200
Total	\$365,600	\$114,700
Importance Code A	\$160,800	
Importance Code B	\$204,700	\$114,700
Total	\$365,600	\$114,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,400			
Interior Architecture	\$43,500	\$1,000	\$600	\$4,100
Electrical	\$12,800	\$1,600	\$1,400	\$5,500
Mechanical	\$1,800	\$2,300	\$1,800	\$12,200
Site Enclosure	\$15,100			
Site Pavements	\$43,900			
Total	\$146,600	\$4,900	\$3,900	\$21,800
Importance Code A	\$30,400	\$1,100	\$1,100	\$1,200
Importance Code B	\$41,500	\$3,900	\$2,800	\$20,600
Importance Code C	\$74,600			
Total	\$146,600	\$4,900	\$3,900	\$21,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$160,800	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Openings - Police Surgeon (South) Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Window Openings - Police Surgeon (South) Side</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Openings - Police Surgeon (South) Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Police Surgeon (South) Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Walls Below Police Surgeon Offices</i>								
Masonry: Brick	65%			LIFE	**	5	\$17,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								
Windows								
Wood	100%			2050	**	5	\$53,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
Roof								
Asphalt Shingle	95%	0-2	\$2,600	2041	**			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 50%</i>								
<i>Location : Debris In Gutters</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Vent Hoods</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
Copper/Terne	5%			2056	**	10	\$4,300	
Interior								
Floors								
Carpet	40%			2029	\$121,200	3	\$16,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								
Cast in Place Concrete	12%	2-4	\$8,900	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Unfinished Basement Area Under Police Surgeon Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Perimeter Walls - Basement</i>								
Ceramic Tile	2%			2031	**	5	\$400	
Ceramic Tile	3%			2031	**	5	\$600	
Vinyl Tile	23%			2028	\$46,400	3	\$1,800	
Vinyl Tile	20%			2036	**	3	\$1,500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	65%			LIFE	**	5	\$9,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								
Masonry: Brick	5%	Now	\$5,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls - West Facade</i>								
Plaster	28%	Now	\$19,200	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Unfinished Basement</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Unfinished Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Unfinished Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	55%			2045	**	5	\$11,500	
Exposed Struc: Steel	3%	Now	\$153,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Vaulted Area Under Stair Platform - West Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underside Of Stair Landing (West) Side</i>								
<i>Explanation : This Component Is Actually Structural Decking</i>								
Gypsum Board	10%			LIFE	**	5	\$2,600	
Plaster	32%	Now	\$40,700	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement, Police Surgeon Bathroom</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Police Surgeon Bathroom</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	65%			2048	**			
Chain Link	35%	Now	\$5,500	2048	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Entrance</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$400	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Ramp - East Side</i>								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

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

Site Enclosure

Retaining Walls

Masonry: Brick

100% 0-2 \$9,200 2038 * *

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Stair Landing - West Side**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Stairs To Basement*

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% 0-2 \$26,700 2041 * *

*Sinking/Subsiding, Extent : Moderate, Area Affected : 25%**Location : South And West Sides*

Parking/Driveway

Asphalt

100% Now \$17,200 2031 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 35%**Location : Parking Area - West Side**Potholes, Extent : Moderate, Area Affected : 25%**Location : West Side*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2048 * * 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

20% 2048 * * 5

Fused Knife Sw

40% 0-2 \$11,400 2058 * * 5

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

40% 2048 * * 5 \$200

Raceway

Conduit

50% 2028 \$2,200 1

Conduit

50% 2054 * * 1

Panelboards

Fused Disc Sw

5% 2027 \$400 5

Molded Case Bkrs

45% 2027 \$3,900 5 \$200

Molded Case Bkrs

50% 2050 * * 5 \$200

Wiring

Thermoplastic

50% 2028 \$4,700 1

Thermoplastic

50% 2054 * * 1

Motor Controllers

Locally Mounted

100% 2045 * * 5 \$100

Ground

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

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset # : 983

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	30%			2023	\$10,900	10	\$3,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Police Precinct Office</i>								
Fluorescent	60%			2036	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Grace Foundation Area</i>								
Fluorescent	10%			2036	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,700	
Exit, LED	40%			2063	**	1		
Exit, Service	10%			2028	\$400	1		
Exterior Lighting								
LED	100%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 LED Light Fixtures</i>								
Alarm								
Security System								
Generic	100%			2036	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2038	**	1		

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	50%			2048	**	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	50%			2033	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2053	**	4	\$500	
Steam Piping/Pump	50%			2028	\$34,400			
Terminal Devices								
Convactor/Radiator	50%			2033	**	1	\$2,300	
Convactor/Radiator	50%			2048	**	1	\$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	70%			2033	**			
Window/Wall Unit	30%			2023	\$9,700	1		
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$68,200	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Domestic Hot And Cold Water Piping Are Beyond Useful Life Cycle Limit</i>								
Water Heater								
Gas Fired	50%			2026	\$4,700	2	\$100	
Gas Fired	50%			2028	\$4,700	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of Building Roof</i>								
<i>Explanation : Leaders And Gutters To Cast Iron Piping Below Grade</i>								
Sump Pump(s)								
Submersible	100%			2023	\$500	4	\$300	
Fixtures								
Generic	100%							
Vertical Transport								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION
Asset # : 983

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression	Chemical System							
	Generic	100%			2027	\$30,300	1-3	\$3,700

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012
Area Sq Ft : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$77,700
Mechanical		\$38,400
Total		\$116,100
Importance Code A		\$77,700
Importance Code B		\$38,400
Total		\$116,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,600			
Interior Architecture	\$7,000			
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$2,600	\$300	\$300	\$300
Total	\$32,400	\$400	\$400	\$400
Importance Code A	\$22,900	\$200	\$200	\$200
Importance Code B	\$2,500	\$200	\$200	\$200
Importance Code C	\$7,000			
Total	\$32,400	\$400	\$400	\$400



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$2,700	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Brick Cavity	78%	0-2	\$13,900	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Door Thresholds</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
Metal Panel	5%	0-2	\$200	2048	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fascia Boards At Roof Line</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$300	
Window Wall	10%	0-2	\$2,300	2038	**	5	\$800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	100%	0-2	\$100	2037	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Wall Penetrations</i>								
<i>Explanation : Caulking Deteriorated</i>								
Roof								
Built-Up (BUR)	100%			2028		10	\$4,900	
Soffits								
Pre-Cast Concrete	100%	Now	\$3,400	LIFE	**	5	\$2,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Control Joints</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$7,500	
Interior Walls								
Cast in Place Concrete	35%			LIFE	**			
Concrete Masonry Unit	65%	0-2	\$7,000	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade Wall</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Sill Plates Of Window Walls And South East Corner</i>								
Ceilings								
Exposed Concrete	90%			LIFE	**	5	\$200	
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2041

* *

Parking/Driveway

Asphalt

100%

2037

* *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2054

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Main Service Disconnect Switch Rated At 200 Amperes.*

Transformers

Liquid Filled

100%

2045

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : No Available Nameplate Ratings*

Raceway

Conduit

100%

2054

* *

1

Panelboards

Molded Case Bkrs

100%

2050

* *

5

\$100

Wiring

Thermoplastic

100%

2054

* *

1

Motor Controllers

Locally Mounted

50%

2033

* *

5

Locally Mounted

50%

2045

* *

5

Ground

Grounding Devices

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : 1st Floor**Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible Covered With Insulation*

Lighting

Interior Lighting

Fluorescent

85%

2036

* *

10

\$1,800

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID

15%

2036

* *

10

Egress Lighting

Emergency, Battery

80%

2036

* *

10

\$500

Exit, Service

20%

2036

* *

1

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

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

Lighting

Exterior Lighting
HID

100% 2036 * * 10

Other Observation, Extent : Light, Area Affected : 100%

Location : Outside

Explanation : 4- HID Light Fixtures

Alarm

Security System
Generic

100% 2036 * * 1 \$900

Other Observation, Extent : Light, Area Affected : 100%

Location : Outside

Explanation : 1- CCTV Surveillance Camera

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2048 * * 1

Other Observation, Extent : Light, Area Affected : 100%

Location : Underground Vault

Explanation : (2) 25,000 Gallon Tanks

Conversion Equipment
Steam Boiler

100% 2033 * * 1 \$2,300

Other Observation, Extent : Light, Area Affected : 100%

Location : Power Plant

Explanation : 3 Units

Distribution
Central Plant Steam
Piping/Pmp

100% Now \$2,200 2038 * * 4 \$100

Insul. Deteriorating, Extent : Severe, Area Affected : 100%

Location : Throughout

Terminal Devices
Fan Coil Unit/Heat

100% 2028 \$38,400 1 \$800

Ventilation

Exhaust Fans
Wall Unit

100% 2028 \$900 2 \$100

Plumbing

H/C Water Piping
Brass/Copper

100% 2048 * * 1

HW Heat Exchanger
Steam Fired

100% 2048 * * 4 \$300

Sanitary Piping
Cast Iron

100% LIFE * * 1

Storm Drain Piping
Cast Iron

100% LIFE * * 1

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE
Asset # : 4079

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
Fixtures								
Generic		100%						

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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993
Area Sq Ft : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,ATT
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$613,500	\$81,600
Interior Architecture	\$482,500	\$132,500
Electrical	\$660,500	\$146,900
Mechanical		\$482,900
Total	\$1,756,500	\$844,000
Importance Code A	\$613,500	\$81,600
Importance Code B	\$1,029,500	\$762,400
Importance Code C	\$113,500	
Total	\$1,756,500	\$844,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$66,700			\$10,700
Interior Architecture		\$7,500	\$1,700	
Electrical	\$1,600	\$1,400	\$1,400	\$16,300
Mechanical	\$1,300	\$1,600	\$800	\$20,200
Total	\$69,600	\$10,400	\$3,900	\$47,300
Importance Code A	\$66,700	\$600		\$10,700
Importance Code B	\$2,900	\$9,100	\$3,900	\$36,500
Importance Code C		\$800		
Total	\$69,600	\$10,400	\$3,900	\$47,300



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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	
Stucco Cement	90%	Now	\$226,100	2033	**	5	\$42,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel-framed Building With Hollow Terra Cotta Block Infill</i>								
Wood	5%	Now	\$22,800	2033	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
Windows								
Aluminum	8%	Now	\$33,500	2053	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Connecting Tunnel</i>								
Wood	92%	Now	\$258,300	2053	**	5	\$39,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Copper/Terne	90%			2048	**	5	\$16,100	
Masonry: Brick	10%	Now	\$5,000	LIFE	**	5	\$400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Low Parapet Walls At Connecting Tunnel</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	82%	Now	\$129,100	2038		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations At Attic Dormers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Gutters Verry Problematic During Storms</i>								
Copper/Terne	5%			2043		**	10	\$2,700
Modified Bitumen	8%	0-2	\$5,500	2028	\$27,300			
<i>Alligatoring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Connector Tunnel</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connector Tunnel</i>								
Skylight, Metal/Glass	5%			2038		**	10	\$3,600
Interior								
Floors								
Carpet	20%			2024	\$88,400		3	\$8,900
Cast in Place Concrete	5%			LIFE		**	5	\$3,300
Ceramic Tile	10%			2031		**	5	\$3,000
Vinyl Tile	45%			2028	\$132,500		3	\$5,000
Wood	20%	Now	\$137,100	2043		**	5	\$5,600
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Infiltration From Storm Drain Issues</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fourth Floor And Stairs</i>								
Interior Walls								
Ceramic Tile	5%			2031		**	5	\$1,500
Glass: Single Pane	5%			LIFE		**	5	\$1,100
Gypsum Board	15%			LIFE		**	5	\$2,700
Plaster	67%	Now	\$113,500	LIFE		**	5	\$6,100
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor - Infiltration From Storm Drain Issues</i>								
Wood	8%			LIFE		**	5	\$9,700

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

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Asset # : 978

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2041	**	5	\$4,500	
Plaster	85%	Now	\$231,900	LIFE	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Infiltration From Storm Drain Issues</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Parking/Driveway								
Asphalt	100%			2037	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2028	\$41,000	1		
Panelboards								
Molded Case Bkrs	50%			2036	**	5	\$300	
Molded Case Bkrs	50%			2027	\$17,400	5	\$300	
Wiring								
Thermoplastic	50%			2038	**	1		
Thermoplastic	50%			2028	\$29,900	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$76,100	10	\$3,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
Fluorescent	80%			2023	\$304,400	10	\$14,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$15,600	10	\$2,400	
Exit, Service	50%			2028	\$3,900	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

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

Lighting

Exterior Lighting

HID

100%	2023	\$95,200	10	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : 2- HID Light Fixtures*

Alarm

Fire/Smoke Detection

Generic, Analog

100%	2023	\$261,000	1-3	\$13,800
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Stations And Alarm Bells*

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

Heating

Energy Source

Plant Campus Steam / PRV

100%	2038	**	1
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Building 15**Explanation : From New Power Plant*

Conversion Equipment

Pres. Reducing Valve/LP Steam

100%	2031	**	5	\$1,200
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Distribution

Central Plant Steam Piping/Pmp

100%	2028	\$366,900	4	\$1,500
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Steam Piping Is Beyond Useful Life Cycle Limit*

Terminal Devices

Convactor/Radiator

100%	2026	\$116,000	1	\$6,400
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit*

Air Conditioning

Energy Source

Electricity

100%	2044	**	1
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Conversion Equipment

Window/Wall Unit

40%	2023	\$18,100	1
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No Component

60%

Plumbing

H/C Water Piping

Galvanized Steel

100%	2033	**	1
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit*

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

Estimates are rounded to the nearest hundred dollars.

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

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE
Asset # : 978

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
<hr/>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.</i>								
<i>Explanation : Copper Leaders And Gutters</i>								
<hr/>								
Fixtures								
	Generic	100%						
<hr/>								
Fire Suppression								
	Standpipe							
	No Component	50%						
	Generic	50%			2048	**	1-5	\$5,000

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /
Area Sq Ft : 500 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$2,500		
Interior Architecture				
Electrical				
Site Enclosure	\$1,600			
Total	\$1,600	\$2,500		
Importance Code A		\$2,500		
Importance Code B				
Importance Code C	\$1,600			
Total	\$1,600	\$2,500		



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal Panel	100%			2041	**	10	\$2,500	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$1,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$1,600	2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Fence</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- 1200 Amperes, 13.8kv</i>								
Transformers								
Liquid Filled	100%			2033	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	3		
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5		
Wiring								
Thermoplastic	100%			2038	**	1		
Lighting								

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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION
Asset # : 4370

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type		Total	(Years)		FY		(Yrs)	
Lighting	Interior Lighting							
	Fluorescent	100%			2028	\$5,900	10	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Shed</i>					
			<i>Explanation : T-12 Lamps</i>					

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Address : 50 BRIELLE AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2012
Area Sq Ft : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 19-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 955 **Lot** : 100 **BIN** : 5113197

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$48,100	\$47,200
Electrical		\$36,700
Mechanical		\$104,200
Total	\$48,100	\$188,200
Importance Code A	\$48,100	\$47,200
Importance Code B		\$141,000
Total	\$48,100	\$188,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,600			\$17,400
Interior Architecture		\$2,300	\$300	
Electrical	\$700	\$900	\$700	\$700
Mechanical	\$1,200	\$1,100	\$1,800	\$1,100
Total	\$11,600	\$4,300	\$2,900	\$19,200
Importance Code A	\$9,600			\$17,400
Importance Code B	\$2,000	\$4,300	\$2,900	\$1,800
Importance Code C				
Total	\$11,600	\$4,300	\$2,900	\$19,200



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

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE
Asset # : 64

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$12,700	
Metal Panel	10%			2048	**	5-10	\$11,600	
Window Wall	15%			2048	**	5	\$9,500	
Windows								
Aluminum	70%			2044	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Aluminum	30%	4+	\$9,600	2044	**	5	\$1,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Between Chapel And Greenhouse</i>								
Roof								
Clay Tile	40%			2048	**	10	\$9,400	
Copper/Terne	5%			2056	**	10	\$3,000	
Modified Bitumen	40%			2033	**	10	\$9,400	
Sloped Glazing	15%	Now	\$48,100	LIFE	**	5	\$47,200	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridor Between Greenhouse And Chapel</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$600	
Panel/Paver: Cer/Brk	25%			2044	**	5	\$6,400	
Vinyl Tile	70%			2033	**	3	\$3,000	
Interior Walls								
Folding Partition	10%			2044	**	5	\$2,200	
Masonry: Brick	90%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$2,500	
Exposed Struc: Wood	60%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$800	
No Component	15%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2038	**	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset # : 64

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$1,900	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Greenhouse</i>								
Fluorescent	10%			2028	\$1,900	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	80%			2028	\$36,700	2	\$100	
Egress Lighting								
Emergency, Service	50%			2028	\$2,200	1		
Exit, Service	50%			2028	\$1,200	1		
Alarm								
Security System								
Generic	100%			2033	**	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Hot Water Piping From Robitzek Building</i>								
Terminal Devices								
Air Handler	90%			2028	\$104,200	1	\$4,200	
Convactor/Radiator	10%			2033	**	1	\$200	
Air Conditioning								

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HEALTH AND HOSPITALS CORP. - 819
SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset # : 64

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	District Chilled Water	100%			2038	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Robitzek Building</i>								
<i>Explanation : Chilled Water From Main Chillers</i>								
Conversion Equipment								
	Heat Pump Air Sourced	35%			2032	**	2	\$200
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : 7 Units. The Heat Pumps Serve The Green House Portion Of The Building</i>								
	No Component	65%						
Terminal Devices								
	Air Handler/Cool/Ht	100%			2028	\$32,300	1	\$4,700
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
Exhaust Fans								
	Interior	100%			2033	**	2	\$200
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2041	**	1	
Water Heater								
	Electric	100%			2026	\$7,300	4	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2048	**	1-2	\$2,100

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

Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$279,100	
Interior Architecture		\$413,500
Electrical		\$278,700
Mechanical		\$622,000
Total	\$279,100	\$1,314,200
Importance Code A	\$279,100	
Importance Code B		\$900,700
Importance Code C		\$413,500
Total	\$279,100	\$1,314,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$40,100		\$3,300	
Interior Architecture	\$4,900		\$8,000	
Electrical	\$600	\$400	\$400	\$600
Mechanical	\$2,600	\$2,800	\$4,600	\$2,400
Total	\$48,200	\$3,200	\$16,300	\$3,000
Importance Code A	\$40,100		\$3,300	
Importance Code B	\$8,100	\$3,200	\$12,100	\$3,000
Importance Code C			\$1,000	
Total	\$48,200	\$3,200	\$16,300	\$3,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$7,800	
Weathering Steel	80%	Now	\$223,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding</i>								
Windows								
Aluminum	100%			2042	**	5	\$6,600	
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$100	
Weathering Steel	90%	Now	\$6,800	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Roof								
Metal Panel	35%	4+	\$11,600	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Canted Returns, Lower Roof</i>								
Single Ply Membrane	60%	Now	\$55,800	2031	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Above Conference Rooms</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Pitch Pockets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium At Pitch Pockets And Conference Room</i>								
Skylight, Metal/Glass	5%	Now	\$21,700	2046	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stair Towers</i>								
Interior								
Floors								
Carpet	35%			2025	\$145,500	3	\$16,000	
Terrazzo	20%			LIFE	**	5	\$4,800	
Vinyl Tile	45%			2031	**	3	\$5,100	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Fabric on Framing	10%			2027	\$413,500	5	\$1,900	
Gypsum Board	60%			LIFE	**	5	\$13,700	
Plaster	28%			LIFE	**	5	\$3,200	
Ceilings								
Gypsum Board	75%	Now	\$4,900	LIFE	**	5	\$28,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	25%			LIFE	**	5	\$4,800	

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Estimates are rounded to the nearest hundred dollars.
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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM
Asset # : 1002

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$600	
Wiring								
Thermoplastic	100%			2036	**	1		
Lighting								
Interior Lighting								
Fluorescent	70%			2026	\$152,500	10	\$13,100	
HID	30%			2026	\$44,500	10	\$200	
Egress Lighting								
Exit, Service	100%			2031	**	1		
Exterior Lighting								
HID	20%			2026	\$19,900	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2026	\$81,700	1-3	\$4,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2034	**	4	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Adjacent To Auditorium</i>						
		<i>Explanation : From Main Building</i>						
Central Plant Steam Piping/Pmp	60%			2036	**	4	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Adjacent To Auditorium</i>						
		<i>Explanation : From Main Building</i>						
Terminal Devices								
Air Handler	60%			2026	\$171,900	1	\$7,600	
Fan Coil Unit/Heat	40%			2026	\$122,100	1	\$2,600	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Adjacent To Auditorium</i>						
		<i>Explanation : From Main Building</i>						

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

HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER AUDITORIUM

Asset # : 1002

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Terminal Devices							
	Air Handler/Cool/Ht	60%		2026	\$137,100	1	\$7,600	
	Fan Coil - 4 Pipe	40%		2026	\$190,900	1	\$2,600	
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$11,400	
	Exhaust Fans							
	Interior	100%		2031	**	2	\$600	
Plumbing	H/C Water Piping							
	Galvanized Steel	100%		2039	**	1		
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
Fire Suppression	Chemical System							
	Generic	100%		2024	\$27,900	1-3	\$3,700	

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

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

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

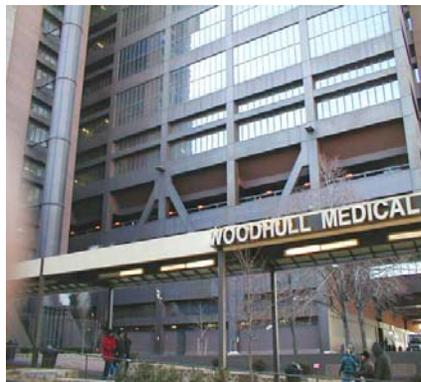
Print Date : 20-Sep-2018

HEALTH AND HOSPITALS CORP. - FY 2019

Asset Name : WOODHULL MEDICAL CENTER MAIN
Address : 760 BROADWAY @ FLUSHING AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004
Area Sq Ft : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.
Date of Survey : 23-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,9,10
Block : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$16,044,800	\$3,894,300
Interior Architecture	\$2,597,200	\$15,200,400
Electrical	\$902,400	\$17,830,600
Mechanical	\$18,261,200	\$29,290,400
Total	\$37,805,700	\$66,215,700
Importance Code A	\$16,044,800	\$4,029,000
Importance Code B	\$21,506,200	\$58,113,600
Importance Code C	\$254,600	\$4,073,100
Total	\$37,805,700	\$66,215,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$46,400			
Interior Architecture	\$125,800			\$125,800
Electrical	\$195,100	\$161,900	\$150,400	\$162,400
Mechanical	\$465,300	\$571,300	\$525,700	\$582,200
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$970,700	\$871,300	\$814,200	\$1,008,500
Importance Code A	\$140,700	\$96,600	\$94,300	\$94,300
Importance Code B	\$830,100	\$774,800	\$719,900	\$914,300
Total	\$970,700	\$871,300	\$814,200	\$1,008,500



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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2031	**	10	\$38,700	
Masonry: Brick	25%	4+	\$133,200	LIFE	**	5	\$206,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Main Entrance Due To Corten Steel Panels Deteriorating</i>								
Metal Panel	3%	4+	\$3,800	2036	**	5	\$46,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Courtyard Areas</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$134,300	
Weathering Steel	45%	Now	\$5,332,500	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking</i>								
Window Wall	20%	Now	\$2,548,300	2036	**	5	\$309,800	
<i>Glazing Clouded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Wall Of 10 Story Wing And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Stair Near Entrance</i>								
Windows								
Aluminum	88%	0-2	\$6,092,500	2051	**	5	\$68,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Glass Block	2%			LIFE	**	5	\$1,900	
Metal Louvers	10%			2029		10	\$96,600	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500		
Masonry: Brick	20%			LIFE	**	5	\$12,400		
Metal Panel	15%	4+	\$76,700	2036	**	5	\$18,000		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal Rail	20%	0-2	\$35,400	2031	**	5	\$88,200		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Pitch Pockets And Bottom Rail</i>									
Metal: Cage/Fence	10%	0-2	\$26,400	2031	**	5	\$20,000		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Interior Courtyards</i>									
Weathering Steel	30%	Now	\$66,000	LIFE	**	1			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Lower Wing At West Side</i>									
<i>Explanation : Soft Joints Are Deteriorated</i>									
Roof									
Cast in Place Concrete	25%	Now	\$16,200	LIFE	**				
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Expansion Joint At Entrance To Garage Platform</i>									
IRMA/Protected Membrane	35%	Now	\$525,700	2031	**				
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Perimeter Blocks</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Between Paver Blocks And At Roof Drains</i>									
<i>Other Observation, Extent : Light, Area Affected : 2%</i>									
<i>Location : 10th Floor Roof.</i>									
<i>Explanation : Roof Drains Leaking.</i>									
Modified Bitumen	5%			2034	**	10	\$22,000		
Single Ply Membrane	25%	Now	\$93,200	2026	\$1,864,200				
<i>Ponding, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Adjacent To Stair Core 6b At 10 Story Wing</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Stair Core 6b</i>									
Sloped Glazing	10%	Now	\$1,102,500	LIFE	**	5	\$587,500	1	
<i>Glazing Clouded, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over Third Floor, Spiral Staircase</i>									
Interior									

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$677,300	
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Garage</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Floor Drains In Fourth Floor Garage</i>								
Ceramic Tile	5%			2022	\$1,603,500	5	\$77,400	
Quarry Tile	5%			2031	**	5	\$116,100	
Terrazzo	5%			LIFE	**	5	\$60,500	
Vinyl Tile	65%			2026	\$9,145,500	3	\$503,200	
Interior Walls								
Ceramic Tile	5%			2029	\$3,003,900	5	\$101,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
Gypsum Board	65%	Now	\$117,400	LIFE	**	5	\$794,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Third Floor Near Recovery Room,</i>								
Masonry: Brick	5%	Now	\$84,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair Near Main Entrance</i>								
Plaster	15%	Now	\$52,400	LIFE	**	5	\$91,600	
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : A Corridor Block 1 And 3</i>								
Ceilings								
AcousTile,Adhered	30%			2031	**	5	\$462,800	
Exposed Struc: Steel	12%			LIFE	**			
Exposed Struc: Steel	3%	Now	\$208,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.</i>								
Gypsum Board	30%			LIFE	**	5	\$578,400	
Metal Panel	10%	Now	\$137,700	LIFE	**	5	\$192,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Parking Garage</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of 4th Floor Parking Garage.</i>								
Plaster	15%	Now	\$64,900	LIFE	**	5	\$144,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : A Corridor Block 1 And 3</i>								

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

Under 600 Volts

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	60%			2026	\$134,700	5	\$2,700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Four 2500 Amp.</i>						
	Fused Disc Sw	40%			2046	**	5	\$1,800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Three 5000 Amp.</i>						
Transformers								
	Dry Type	80%			2031	**	5	\$3,100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Each Floor</i>						
		<i>Explanation : Three 300 Kva</i>						
	Dry Type	20%			2031	**	5	\$800
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 112.5 Kva.</i>						
		<i>One 45 Kva For Fire Alarm.</i>						
Switchgear / Switchboard								
	Fused Disc Sw	60%			2036	**	5	\$2,700
	Fused Disc Sw	40%			2046	**	5	\$1,800
Raceway								
	Conduit	90%			2036	**	1	
	Conduit	10%			2046	**	1	
Panelboards								
	Fused Disc Sw	15%			2042	**	5	\$3,600
	Fused Disc Sw	5%			2042	**	5	\$1,200
	Molded Case Bkrs	80%			2025	\$933,100	5	\$22,300
Wiring								
	Thermoplastic	90%			2036	**	1	
	Thermoplastic	10%			2046	**	1	
Motor Controllers								
	Locally Mounted	20%			2024		5	\$1,400
	Locally Mounted	10%			2039	**	5	\$700
	Motor Control Center	70%			2024	\$1,590,500	5	\$20,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$15,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Flushing Ave. Water Main</i>						
		<i>Explanation : Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
	Automatic	90%			2024		1	\$293,000
	Automatic	10%			2039	**	1	\$32,600

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2022		1	\$409,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1500 Kw.</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$39,200	
Fuel Storage								
Day Tank								
	50%			2034	**	5	\$98,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 275 Gallons</i>								
Main Tank								
	50%			2041	**	5	\$15,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	93%			2031	**	10	\$902,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Mostly T-8 And T-5</i>								
Incandescent								
	7%			2026	\$1,301,300	2	\$1,600	
Egress Lighting								
Exit, Service								
	100%			2031	**	1		
Exterior Lighting								
HID								
	30%			2036	**	10	\$1,000	
No Component								
	70%							
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2029	\$2,422,500	5	\$31,100	
Alarm								
Security System								
No Component								
	25%							
Generic								
	75%			2026	\$2,566,000	1	\$296,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras.</i>								
Fire/Smoke Detection								
No Component								
	25%							
Generic, Analog								
	75%			2026	\$8,784,300	1-3	\$503,800	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Addressable.</i>								

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	\$464,900	2046	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On Extended Life</i>						
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2035	**	1	\$104,600	
Steam Boiler	80%			2031	**	1	\$838,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	50%	0-2	\$16,500	2034	**	4	\$26,100	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Mechanical Spaces</i>						
Central Plant Steam Piping/Pmp	50%	0-2	\$179,300	2036	**	4	\$26,100	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Valves, Boiler Room</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Mechanical Spaces</i>						
		<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Various</i>						
Terminal Devices								
Air Handler	50%			2021	\$7,447,000	1	\$327,100	
Convactor/Radiator	20%			2031	**	1	\$68,300	
Fan Coil Unit/Heat	30%			2026	\$4,758,900	1	\$102,500	
Air Conditioning								
Energy Source								
Electricity	80%			2042	**	1		
Steam/HW System	20%			2036	**	1		

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	20%			2022	\$5,003,000	1	\$229,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : On Extended Life / 2 Units</i>								
Centrifugal, Elec Chiller	75%			2035	**	1	\$858,700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Plant 4 Units</i>								
Exterior Pkg Unit - Cooling	5%			2026	\$428,900	2	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Split Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$129,200	2036	**	4	\$52,100	
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2026	\$5,939,700	1	\$327,100	
Fan Coil - 4 Pipe	50%			2026	\$12,399,700	1	\$170,900	
Heat Rejection								
Dry Cooler	5%			2026	\$288,000	2	\$36,800	
Water Cooling Tower	95%			2027	\$3,818,600	2	\$1,011,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$590,000	
Exhaust Fans								
Interior	100%	Now	\$376,800	2021	\$3,768,400	2	\$25,900	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Eliminators</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$157,900	2036	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Water Heater								
Electric	1%			2024	\$9,300	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 85 Gallon / 1 50 Gallon</i>								
No Component	99%							
HW Heat Exchanger								
High Temp	100%			2036	**	4	\$156,900	

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HEALTH AND HOSPITALS CORP. - 819
WOODHULL MEDICAL CENTER MAIN
Asset # : 2726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%	Now	\$155,000	LIFE	**	1	
			<i>Leak Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various</i>					
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$441,400	LIFE	**	1	
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Parking Garage</i>					
	Sump Pump(s)							
	Non-Submersible	100%			2031	**	4	\$22,300
	Sewage Ejector(s)							
	Electric	100%			2026	\$305,100	4	\$42,100
	Backflow Preventer							
	Generic	100%			2026	\$269,200	1	\$64,800
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	90%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (9) 1-10 (4) 1-14</i>					
			<i>Explanation : 13 Units (4 Units Serve Auditorium)</i>					
	Hydraulic	10%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1-3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2046	**	1-5	\$533,400
	Sprinkler							
	Generic	100%			2046	**	1-2	\$296,400
	Fire Pump							
	Generic	100%			2029	\$681,900	1	\$197,600
	Chemical System							
	Generic	100%			2024	\$27,900	1-3	\$3,700

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HEALTH AND HOSPITALS CORP. - 819Project : **HEALTH & HOSPITALS CORP.**

CAPITAL	FY 2020 - 2023		FY 2024 - 2029	
Miscellaneous Buildings	750,600		658,500	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Miscellaneous Buildings	59,200	28,000	30,400	24,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	346,000	27,900
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	127,700	10,300
47	CUMBERLAND NFCC BLDG QH	4,200	230,700	18,600
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	346,000	27,900
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	42,000	17,300
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	42,000	17,300
14830	QUEENS HOSPITAL MODULAR 1	5,000	274,600	22,200

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