Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 /

Area Sq Ft : 207,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,5

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$137,100	\$714,800
Interior Architecture		\$290,900
Electrical		\$2,844,700
Mechanical		\$42,000
Total	\$137,100	\$3,892,300
Priority A	\$137,100	\$714,800
Priority B		\$3,024,900
Priority C		\$152,700
Total	\$137,100	\$3,892,300

Total	\$129,400	\$189,700	\$134,100	\$103,200
Priority C		\$38,400		
Priority B	\$114,100	\$110,000	\$134,100	\$103,200
Priority A	\$15,300	\$41,400		
Total	\$129,400	\$189,700	\$134,100	\$103,200
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Mechanical	\$53,700	\$32,200	\$76,100	\$32,200
Electrical	\$30,800	\$48,100	\$28,400	\$41,400
Interior Architecture		\$38,400		
Exterior Architecture	\$15,300	\$41,400		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 13727

0,400 5,100 8,800 8,700 4,200	Priorit Coo A A A A A
5,100 8,800 8,700 4,200	A A A
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\$900	A
2,800	Α
2,500	Α
5,400	Α
2,200	Α
3,600	A
	A
2.200	A
,	
,500	C
2,600	C
	C
,700	C
5.500	С
,	
	C
),900	С
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,500	C
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3,300 5,500	C C C
7 5	2,200 3,600 2,200 2,500 2,600 2,100

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Asset #: 13727

Architecture	Current Repair	Future Replace	ment	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	2034	* *	5	\$75,400	В		
Exposed Concrete	15%	LIFE	* *	5	\$5,900	В		
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location: Basement And Mechanic	cal Space.						
	Explanation: Ceiling Location.							
Exposed Struc: Steel	5%	LIFE	* *			В		
-	Other Observation, Extent : Severe, A	Area Affected : 100%						
	Location: Basement And Penthous	e.						
	Explanation: Ceiling Location.							
Exposed Struc: Steel	30%	LIFE	* *			В		
-	Other Observation, Extent: Light, Area Affected: 30%							
	Location: At Entrance Lobby							
	Explanation : Space Frame							
Gypsum Board	20%	LIFE	* *	5	\$62,800	В		

ectrical	Current Repai	r Futur	Future Replacement		aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	98%	2047	* *	5	\$700	В
	Other Observation, Extent Location : Penthouse	: Moderate, Area Affe	cted : 100%			
	Explanation: Four 4000	Amp. Services: (A,B,C	C,D)			
Fused Disc Sw	2%	2047	* *	5		В
	Other Observation, Extent	: Light, Area Affected	: 2%			
	Location : Basement	0 - 30				
	Explanation: 600 Amp.	Serves: Fire Pump				
Transformers						
Dry Type	100%	2038	* *	5	\$600	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$800	В
Raceway						
Conduit	100%	2047	* *	1		В
Panelboards						
Fused Disc Sw	20%	2043	* *	5	\$800	В
Molded Case Bkrs	80%	2043	* *	5	\$3,600	В
Wiring						
Thermoplastic	100%	2047	* *	1		В
Motor Controllers		_				
Locally Mounted	20%	2038	* *	5	\$200	В
Motor Control Center	80%	2038	* *	5	\$3,700	В

Ground

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Asset #: 13727

Electrical	Current Repair Futu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
round						
Grounding Devices Generic	100% Other Observation, Extent: Moderate Location: Water Main Basement	LIFE e, Area Affecte	* * ed : 100%	5	\$2,500	В
tand-by Power	Explanation: Water Metal Pipe					
Transfer Switches						
Automatic	98%	2038	* *	1	\$51,200	В
Automatic	2% Other Observation, Extent: Light, Ard Location: Penthouse Explanation: 800 Amp. For Fire Pu		* *	1	\$1,100	В
Generators	Explanation : 600 Amp. For Fire Fi	шр.				
Diesel	100% Other Observation, Extent: Moderate Location: Penthouse Explanation: One 1000 Kw	2034 e, Area Affecte	* * ed : 100%	1	\$65,600	В
Batteries						
Nickel Cadmium	100%	2016	\$700	5	\$37,800	В
Fuel Storage			* *	_		_
Day Tank	50% Other Observation, Extent: Moderate Location: Generator Room Penthol Explanation: One 250 Gallons.			5	\$12,200	В
Main Tank	50% Other Observation, Extent: Moderate Location: Underground Explanation: 15,000 Gallons. (Sha			5	\$1,900	В
ighting						
Interior Lighting Fluorescent	97% Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 And T-5 Lamps		* * ed : 100%	10	\$150,700	В
HID	3%	2029	* *	10	\$200	В
Egress Lighting				-	7	-
Emergency, Service	20%	2029	* *	1		В
Exit, Service	80%	2029	* *	1		В
Exterior Lighting	000/	2020	at - 2	1.0	4.00	т.
HID Incondescent	80%	2029	* *	10	\$400	В
Incandescent	20%	2021	\$20,900	2	\$100	В
larm Security System						
Generic	100% Other Observation, Extent: Light, Ard Location: Throughout Explanation: Fixed Cameras	2021 ea Affected : 1	\$609,100 100%	1	\$63,400	В

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Asset #: 13727

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
Generic	100%	2021	\$2,084,900	1-3	\$107,700	В
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Throughout					
	Explanation: Addressable Type.					

Mechanical	Current Repair	Current Repair Future Replace		ement Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		'				1
Energy Source						
Utility Steam	100%	2047	* *	1		В
Conversion Equipment						
Heat Exchanger	20%	2034	* *	1	\$16,800	В
	Other Observation, Extent: Light, A	Area Affected : 100%				
	Location : Basement					
	Explanation : Serves Perimeter He					
Pres. Reducing Valve/L	P 80%	2034	* *	5	\$8,100	В
Steam						
Distribution						
Hot Wtr Piping/Pump	20%	2043	* *	4	\$2,500	В
	Other Observation, Extent : Light, A	Area Affected : 100%				
	Location: Throughout					
	Explanation : Serves Perimeter He					
Steam Piping/Pump	80%	2047	* *	4	\$10,000	В
Terminal Devices						
Air Handler	80%	2029	* *	1	\$83,900	В
Convector/Radiator	20%	2038	* *	1	\$11,000	В
Air Conditioning						
Energy Source						
Electricity	2%	2043	* *	1		В
No Component	98%					D
Conversion Equipment						
Ext Pkg Unit - Cooling	2%	2029	* *	2	\$200	В
	Other Observation, Extent: Light, A	Area Affected : 2%				
	Location: Roof					
	Explanation : Split Units					
No Component	98%					D
Distribution						
Chilled Wtr Pipe/Pump	100%	2047	* *	4	\$12,500	В
	Other Observation, Extent: Light, A	Area Affected : 100%				
	Location : Building E					
	Explanation: Chilled Water From	Adjacent Building				
Terminal Devices	400-1					_
Air Handler/Cool/Ht	100%	2029	* *	1	\$104,900	В

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Mechanical	C	Current Repair		Future Replacement		Maintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Heat Rejection Remote Air Cond	2% Other Observ Location : K	vation, Extent : Light, Area Roof	2029 Affected	**	2	\$2,400	В
N. C.	Explanation	n : R-22					
No Component	98%						D
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$94,500	В
Exhaust Fans							
Interior	90%		2029	* *	2	\$4,700	В
Roof	10%		2029	* *	2	\$500	В
Plumbing H/C Water Piping	100%		2047	* *	1		В
Brass/Copper	100%		2047		1		D
HW Heat Exchanger Low Temp	100%		2047	* *	4	\$25,200	В
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070		LII L		1		ъ
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%		2029	* *	4	\$1,300	В
Backflow Preventer						, ,	
Generic	100%		2029	* *	1	\$10,500	В
Fixtures Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction		vation, Extent : Light, Area (3) B-4, (3) G-4 n : 6 Units	LIFE Affected	* *			С
Fire Suppression							
Standpipe Generic	100%		2047	* *	1-5	\$85,500	В
Sprinkler							
Generic	100%		2047	* *	1-2	\$47,500	В
Fire Pump Generic	100%		2034	* *	1	\$31,700	В

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Page: 7

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : BELLEVUE HOSPITAL BLDG A
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 325,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 17-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors G,1,2,3,6,7,8,9,10

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$875,300	\$723,800
Interior Architecture	\$309,500	\$1,589,800
Electrical	\$555,400	\$6,290,800
Mechanical	\$590,500	\$2,818,500
Total	\$2,330,700	\$11,422,900
Priority A	\$875,300	\$723,800
Priority B	\$1,145,900	\$9,183,000
Priority C	\$309,500	\$1,516,000
Total	\$2.330.700	\$11.422.900

Total	\$167,000	\$203,200	\$353,600	\$161,100
Priority C	\$28,300	\$9,600	\$219,000	\$7,700
Priority B	\$134,400	\$155,300	\$134,000	\$122,200
Priority A	\$4,300	\$38,300	\$600	\$31,200
Total	\$167,000	\$203,200	\$353,600	\$161,100
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$53,900	\$69,900	\$60,800	\$35,200
Electrical	\$41,100	\$34,100	\$33,700	\$41,700
Interior Architecture	\$28,300	\$21,400	\$219,000	\$13,600
Exterior Architecture	\$4,300	\$38,300	\$600	\$31,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

chitecture		Current R	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
erior									
Exterior Walls	20/	Now	¢07.500	2041	* *				
Copper/Terne	2%		\$87,500 ents, Extent : Mod					A	
		_	ents, Extent : Mod est Corner Of East		eu Ajjecieu . 570				
			Extent : Light, Are	_	ed · 10%				
	_	: West Fac	_		Cu . 10,0				
Masonry: Brick	40%	Now	\$533,700	LIFE	* *	5	\$152,400	A	
	Diagonal (Cracks, Ext	tent : Moderate, Ar		ted : 10%		+ - - - , · · · ·		
	Location	: Through	out Courtyard.						
	Jnt Mortar	Miss/Eroa	l, Extent : Moderat	e, Area A	Affected : 20%				
	Location	: Through	out						
	Staining/D	iscoloring,	Extent: Moderate	, Area Aj	ffected : 25%				
	Location	: West Fac	cade						
Masonry: Brick	30%			LIFE	* *	5	\$114,300	A	
Masonry: Granite	5%	0-2	\$53,600	LIFE	* *	5	\$14,300	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
		: West Fac							
	_	_	Extent : Moderate	, Area Aj	ffected : 20%				
	Location	: West Fac	cade						
Masonry: Limestone	3%			LIFE	* *	5	\$8,600	Α	
Metal Panel	15%			2041	* *	5-10	\$392,900	Α	
Pre-Cast Concrete	5%			LIFE	* *	5	\$61,900	A	
Windows	1000/			20.10	de de	_	Φ. co. 100		
Aluminum	100%			2043	* *	5	\$62,400	A	
Parapets Cast Stone/Terra Cotta	5 0/			LIEE	* *	_	¢2.600		
	5% 80%	Now	\$37,300	LIFE LIFE	* *	5 5	\$2,600 \$5,400	A	
Masonry: Brick			. ,			3	\$3,400	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Throughout, East Facade, West Facade								
		_	: Light, Area Affec						
		: Through			•				
					de de	_	\$1,300		
Metal Panel	5%			2047	* *	5	\$1300	Α	

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

Architecture	Current Re	epair	Futur	e Replacement	М	aintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Exterior											
Roof											
Copper/Terne	5%		2036	* *	10	\$12,800	A				
Modified Bitumen	25%		2026	* *	10	\$25,500	A				
	Other Observation, Ex		a Affecte	d : 100%							
	Location : All Built U	-									
	Explanation : Replac	ed Within An 8 Y									
Paver: Asphalt	10%		2024	\$109,500	10	\$15,300	A				
Roll Roofing	5%		2020	\$23,800	5	\$8,500	A				
	Other Observation, Ex			d : 100%							
	Location: Bulkheads	=									
	Explanation : Refers	To Green Painted									
Single Ply Membrane	55%		2026	* *	10	\$56,200	A				
	Other Observation, Ex		a Affecte	d : 100%							
	Location: Througho										
	Explanation : Replac	ed Within An 8 Y	ear Perio	od.							
Interior											
Floors	1.00/		2017	¢100 100	2	Φ46 200	0				
Carpet	10%	Transaction	2017	\$190,100	3	\$46,300	С				
	Recent Replace Evider Location : 6th Floor.		Area Ajje	eciea : 100%							
			2020	di di		φ4 π 400					
Ceramic Tile	5%		2030	* *	5	\$15,400	C				
Granite Panels	5%		LIFE	* *	5	\$11,600	С				
Terrazzo	20%		LIFE		5	\$48,200	C				
Traffic Topping	5%	4 4 - C 4	2021	\$433,800	5	\$19,300	C				
	Other Observation, Ex Location : Basement.		а Ађесте	a:100%							
				. C 1 M:							
Y. 1 m.	Explanation: (2) Par	гі Ероху Раіні Гіі				Ф20,000					
Vinyl Tile	20%		2021	\$895,000	3	\$30,800	C				
	Other Observation, Ex Location : Ground F										
					<i>I'd</i> . O	O C					
	Explanation: This Re Chips For Instance.	-	i Sione II	mpregnaiea Tiie w	un Quar	ız Or Granile					
Vinyl Tile	30%		2026	* *	3	\$34,700	С				
Vinyl Tile	5%		2029	* *	3	\$5,800	Č				
•		nt, Extent : Light, 1		ected : 5%		. ,					
	Recent Replace Evident, Extent: Light, Area Affected: 5% Location: Virology Services.										
	Other Observation, Ex	Other Observation, Extent: Severe, Area Affected: 100%									
	Location: All Of 6th	Location: All Of 6th Floor.									
	Explanation: This R	efers To A Sheet \	Vinyl.								

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Asset #:71

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$25,700	C
Gypsum Board	20%			LIFE	* *	5	\$61,800	C
Gypsum Board	5%			LIFE	* *	5	\$15,400	C
	_	place Evide : Virology	nt, Extent : Light, A Services.	Area Affe	ected : 100%			
Granite Panels	5%			LIFE	* *			С
Plaster	40%			LIFE	* *	5	\$61,800	C
SGFT/Glazed Masonry	25%	Now	\$309,500	LIFE	* *			C
·		_	ents, Extent : Light Locations At The B	-	· -			
Ceilings								
AcousTile, Adhered	10%			2026	* *	5	\$23,600	В
AcousTileSusp.Lay-In	15%			2034	* *	5	\$35,400	В
AcousTileSusp.Lay-In	5%			2038	* *	5	\$11,800	В
		place Evider : Virology	nt, Extent : Light, A Services.	Area Affe	ected : 100%			
Exposed Concrete	15%			LIFE	* *	5	\$5,500	В
Gypsum Board	5%			LIFE	* *	5	\$14,700	В
Plaster	50%			LIFE	* *	5	\$73,700	В

lectrical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$1,200	В
	Other Obse	rvation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrica	l Room					
	Explanati	on: 4000	Amps					
Transformers								
Dry Type	100%			2038	* *	5	\$1,000	В
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$217,400	2051	* *	5	\$3,500	В
	On Extende	ed Life, Ext	tent : Moderate, Ai	ea Affec	ted : 100%			
	Location	: Basemen	t					
Raceway								
Conduit	90%			2021	\$252,600	1		В
Conduit	10%			2047	* *	1		В
Panelboards								
Molded Case Bkrs	85%			2020	\$240,100	5	\$6,000	В
Molded Case Bkrs	15%			2043	* *	5	\$1,100	В

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Asset #: 71

Electrical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$222,200	2046	* *	1		В
		-	nt : Moderate, Are	a Affecte	ed: 100%			
		: Through	out					
Thermoplastic	20%			2021	\$63,500	1		В
Thermoplastic	10%			2047	* *	1		В
Motor Controllers								
Locally Mounted	10%			2019	\$53,200	5	\$200	В
Locally Mounted	20%			2026	* *	5	\$400	В
Motor Control Center	70%			2038	* *	5	\$5,100	В
Ground								
Grounding Devices	4000:							ь.
Not Accessible	100%							D
Stand-by Power								
Transfer Switches	1.000/			2010	Ф11 200		ΦΩ 2 1ΩΩ	D
Automatic	100%			2019	\$11,300	1	\$82,100	В
Fuel Storage	5 00/							ъ
No Component	50%							D
No Component	50%							D
Lighting								
Interior Lighting	000/			2021	¢1 262 000	10	¢107.200	D
Fluorescent	99%	amadian E	utout Modonato	2021	\$1,262,000	10	\$187,200	В
			xtent : Moderate, A out The Building	теи Ајје	ciea . 100%			
		_	_					
		ion : Using	g T8 And T12 Lamp		фо. 000	10	\$100	
HID	1%			2021	\$9,000	10	\$100	В
Egress Lighting	2001			2055	ala -l-	,		Б
Exit, LED	20%			2056	* *	1		В
Exit, Service	80%			2021	\$28,500	1		В
Exterior Lighting	1000			2017	0115500	1.0	4000	Б
HID	100%			2016	\$115,700	10	\$800	В
Alarm								
Security System	1000/			2021	4057 000	1	¢00.000	D
Generic	100%	amiation F	xtent : Light, Area	2021	\$956,900	1	\$99,600	В
		ervation, E : Through		<i></i> луестеа	. 100%			
		_						
Eina/Smalsa Dataatian	Expianat	ion : Fixea	Cameras					
Fire/Smoke Detection	1000/			2021	¢2 275 400	1.2	\$140,200	D
Generic	100%			2021	\$3,275,400	1-3	\$169,200	В

Mechanical	Current Repai	r Future	Replacement	Ma	intenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2031	* *	1		В

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

Asset #:71

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								•
Conversion Equipment								
Heat Exchanger	75%			2017	\$39,200	1	\$76,600	В
Pres. Reducing Valve/LP	25%			2024	\$38,000	5	\$3,100	В
Steam								
Distribution	750/			2020	¢022.000	4	¢11.500	D
Hot Wtr Piping/Pump Steam Piping/Pump	75% 25%	0-2	\$21,400	2020 2021	\$923,000 \$427,700	4 4	\$11,500 \$2,500	B B
			Extent : Moderate,			4	\$2,300	Б
		erioraing, 1 : Through		111 ca 11jj	ceieu . 5070			
Terminal Devices								
Air Handler	25%			2026	* *	1	\$31,900	В
Convector/Radiator	75%	Now	\$173,600	2026	* *	1	\$45,000	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Through	out					
	Explana	tion : Manı	ıal Control / Therm	ostatic F	Radiator Valves No	t Workin	g	
Air Conditioning								
Energy Source	1.000/			2020	* *	1		D
Electricity	100%			2029	* *	1		В
Conversion Equipment Centrifugal, Elec Chiller	15%			2030	* *	1	\$33,500	В
			Extent : Light, Area			1	\$55,500	Б
			erves 8th And 9th F		. 10070			
Int Pkg Unit - Cooling	10%			2019	\$315,500	2	\$1,300	В
Window/Wall Unit	75%			2016	\$377,800	1	Ψ1,500	В
Distribution	7570			2010	Ψ377,000			
Chilled Wtr Pipe/Pump	15%			2041	* *	4	\$1,500	В
No Component	85%							D
Terminal Devices								
Air Handler/Cool/Ht	15%			2021	\$156,100	1	\$19,200	В
No Component	85%							D
Heat Rejection								
Air Condenser Unit	15%			2026	* *	2	\$21,500	В
No Component	85%							D
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$115,000	В
Exhaust Fans	10070			LIIL		2-3	Ψ113,000	
Interior	10%			2021	\$27,100	2	\$600	В
Roof	90%			2021	\$175,300	2	\$5,700	В
Plumbing					, , , , , , , ,		, - ,	
H/C Water Piping								
Brass/Copper	100%			2021	\$731,800	1		В
HW Heat Exchanger								
Low Temp	100%			2041	* *	4	\$20,400	В
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer		,				
	Explana	tion : 2 Ste	am Instantanious W	ater He	aters			

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.

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sanitary Piping								_
Cast Iron	100%			LIFE	* *	1		<u>B</u>
Storm Drain Piping	1000/				ale ale			
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/	N T	Φ.4.200	2021	Φ10.000	4	Ф1 200	D
Rigid Piping	100%	Now	\$4,300	2021	\$10,800	4	\$1,300	В
		ervanon, E 1 : Basemen	xtent : Moderate, A	Area Affe	ctea : 100%			
				,				
Company E'restants)	Explana	tion : Duple	ex Pumps / One Rei	novea				
Sewage Ejector(s)	1,000/			2021	¢27.700	4	¢1 200	ъ
Compressed Air Backflow Preventer	100%			2021	\$27,700	4	\$1,300	В
	1,000/			2026	* *	1	¢12.700	ъ
Generic Fixtures	100%			2026		1	\$12,700	В
Generic	100%							В
Vertical Transport	100%							
Elevators								
Geared Traction	100%			LIFE	* *			С
Geared Traction		ervation F	xtent : Light, Area		· 100%			C
		a:B,G,I-8	atem : Bigm, III ca	11,500000	. 10070			
		tion : 4 Uni	ts					
Fire Suppression	2p.unu	0111	***					
Standpipe								
Generic	100%			2031	* *	1-5	\$104,100	В
Sprinkler	23070						+,	
No Component	80%							D
Generic	20%			2041	* *	1-2	\$11,600	В
Fire Pump								
Generic	100%			2030	* *	1	\$38,600	В

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : BELLEVUE HOSPITAL BLDG C-D
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 224,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 17-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,6,7,8,9

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,595,300	\$473,900
Interior Architecture	\$224,600	\$2,049,200
Electrical	\$1,145,600	\$4,053,300
Mechanical	\$482,500	\$3,016,300
Total	\$3,448,000	\$9,592,700
Priority A	\$1,595,300	\$473,900
Priority B	\$1,790,600	\$7,150,600
Priority C	\$62,100	\$1,968,200
Total	\$3,448,000	\$9,592,700

Total	\$139,000	\$227,700	\$314,800	\$106,600
Priority C	\$52,400		\$205,400	\$16,600
Priority B	\$83,100	\$176,400	\$109,400	\$90,100
Priority A	\$3,400	\$51,400		
Total	\$139,000	\$227,700	\$314,800	\$106,600
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$20,900	\$66,000	\$51,100	\$20,900
Electrical	\$26,700	\$52,800	\$22,800	\$26,300
Interior Architecture	\$52,400	\$22,100	\$205,400	\$23,900
Exterior Architecture	\$3,400	\$51,400		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Curre	ent Repair	e Replacement	ent Maintenance			
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$87,700	A
Copper/Terne	_	\$60,400 ing, Extent : Moderate ughout, South Facade		* * ffected : 40%			A
Masonry: Brick	Location : Thro Staining/Discolor Location : Thro	Erod, Extent : Modera ughout ing, Extent : Moderate ughout th, Extent : Light, Area	e, Area A	ffected : 50%	5	\$263,000	A
Masonry: Granite	Location : Thro Loose/Delam Sur Location : South	Erod, Extent : Modera ughout face, Extent : Light, A h Facade Base And Va ring, Extent : Moderate	rea Affec vrious Ot	ted : 3% her Locations.	5	\$13,200	A
Masonry: Limestone	Location : Corn	Erod, Extent : Modera vice ving, Extent : Moderate			5	\$13,200	A
Metal Panel	5%		2041	* *	5-10	\$120,600	A
Windows						. , ,	
Aluminum		on, Extent : Light, Area Ceplaced Within 5 Year		* * l : 100%	5	\$71,000	A
Parapets							
Cast Stone/Terra Cotta	Location : At 6t	Elements, Extent : Mod h And 7th Floor Roofs Erod, Extent : Modera			5	\$11,700	A
Masonry: Brick	Location : At C	, Extent : Moderate, A orners Throughout. Erod, Extent : Light, A			5	\$12,900	A
Metal Panel	5% Now Broken/Missing E Location : At Co	Elements, Extent : Mod	2041 'erate, Ai	* * rea Affected : 10%	5	\$1,500	A

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.

Asset #: 70

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof	4.004			2026	de de	10	440. 700	
Copper/Terne	10%			2036	* *	10	\$18,500	A
Modified Bitumen	90%	1 5 1		2026	**	10	\$66,500	A
			ent, Extent : Light, . aced Within A 10 Y					
nterior								
Floors	1.00/			2017	#101 700	2	0.4.4.200	a
Carpet	10%	NT	ΦΟ 400	2017	\$181,500 * *	3	\$44,200	C
Cast in Place Concrete	10%		\$9,400	LIFE		5	\$64,400	C
			xtent : Severe, Ared ain Supply Room.	a Affecte	a : 73%			
Ceramic Tile	5%			2024	\$340,000	5	\$14,700	С
Terrazzo	5%	Now	\$62,100	LIFE	* *	5	\$11,500	C
	Horizonta	l Cracks, E	xtent : Light, Area	Affected	: 25%			
	Location	: Various	Locations Through	out Corr	ridors.			
Vinyl Tile	25%			2026	* *	3	\$27,600	С
		servation, E	xtent : Moderate, A		ected : 10%		, — · , · · · ·	_
			r Admin Space.	33				
			Impact Resistant V	inyl Witi	h Wood Grain Fini	ish.		
Vinyl Tile	45%			2021	\$1,316,800	3	\$66,300	С
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			C
Ceramic Tile	5%			2024	\$247,000	5	\$8,000	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,200	C
Gypsum Board	20%			LIFE	* *	5	\$19,300	C
Granite Panels	5%			LIFE	* *			C
Plaster	43%	Now	\$26,500	LIFE	* *	5	\$20,800	C
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Ą	ffected : 10%			
	Location	ı : Mechani	cal Penthouse Wal	11.				
SGFT/Glazed Masonry	15%			LIFE	* *			С
Wood	2%			LIFE	* *	5	\$12,900	C
Ceilings							•	
AcousTile,Adhered	20%			2034	* *	5	\$58,900	В
AcousTile,Adhered	30%			2026	* *	5	\$88,400	В
AcousTileSusp.Lay-In	15%			2026	* *	5	\$44,200	В
AcousTileSusp.Lay-In	5%			2038	* *	5	\$14,700	В
Exposed Concrete	5%	Now	\$118,400	LIFE	* *	5	\$2,300	В
	_		tent : Light, Area A		8%			
			On Basement Ceili	_	(00/			
		_	: Moderate, Area . out Basement.	Affected	: 00%			
Gypsum Board	10%			LIFE	* *	5	\$36,800	В
Plaster	15%			LIFE	* *	5	\$27,600	В

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.

Asset #: 70

Electrical		Current l	Repair	Future	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, I 1 : Electrico tion : 3000		2021 Area Affe	\$95,500 cted : 100%	5	\$800	В
Transformers Dry Type	100%			2026	* *	5	\$700	В
Switchgear / Switchboard Air Circuit Breaker	10% On Extend Location	led Life, Ex	\$46,600 tent : Moderate, A	2051 rea Affect	* * ted : 100%	5		В
Molded Case Bkrs	90% On Extend Location	led Life, Ex	\$419,300 Extent : Moderate, An	2051 rea Affect	* * ted : 100%	5	\$2,200	В
Raceway								
Conduit	100%			2021	\$309,400	1		В
Panelboards Fused Toggle Switch	Location On Extend	Equipment, 1 :	\$176,500 Extent : Moderate, stent : Light, Area A out			5	\$1,100	В
Molded Case Bkrs			\$105,900 Extent : Moderate reas	2046 , Area Afj	* * fected : 100%	5	\$700	В
Molded Case Bkrs	20%			2020	\$70,600	5	\$1,000	В
Wiring Braided Cloth			\$397,200 ent : Moderate, Are eas	2046 ea Affecte	* * d : 100%	1		В
Thermoplastic	20%			2021	\$99,300	1		В
Motor Controllers								
Locally Mounted	90%			2019	\$49,500	5	\$1,100	В
Motor Control Center	10%			2019	\$44,200	5	\$500	В
Ground								
Grounding Devices	1000/			TIPP	* *	<i>-</i>	¢2.700	D
Generic	100%			LIFE	* *	5	\$2,700	В
tand-by Power Transfer Switches								
Automatic	100%			2026	* *	1	\$56,600	В
Lighting	100/0			2020		1	Ψ50,000	ע

Lighting

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.

Electrical	Current Repair	Future	e Replacement	M	Estimated Cost \$171,500				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	95%	2021	\$298,100	10	\$171,500	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Buildin	ng							
	Explanation: Using T8 And T12 I	amps							
HID	5%	2021	\$20,500	10	\$300	В			
Egress Lighting									
Exit, Service	100%	2021	\$34,000	1		В			
Exterior Lighting									
Incandescent	100%	2016	\$29,200	2	\$300	В			
Alarm									
Security System									
Generic	100%	2021	\$659,100	1	\$68,600	В			
	Other Observation, Extent : Light, A	Area Affected	: 100%						
	Location: Throughout								
	Explanation: Fixed Cameras								
Fire/Smoke Detection									
Generic	100%	2021	\$2,256,100	1-3	\$116,600	В			

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Utility Steam	98%		2031	* *	1		В
Electricity	2%		2041	* *	1		В
	Other Obs	servation, Extent : Light, Area	Affected	: 100%			
	Location	a:Roof					
	Explana	tion : Electric Heat In Air Han	dling U	nits Serving 7th An	d 8th Flo	oors	
Conversion Equipment							
Heat Exchanger	60%		2017	\$29,900	1	\$58,500	В
Pres. Reducing Valve/LP	40%		2024	\$58,100	5	\$4,700	В
Steam				,			
Distribution							
Hot Wtr Piping/Pump	100%		2020	\$1,175,000	4	\$14,600	В
Terminal Devices							
Air Handler	15%		2021	\$189,200	1	\$18,300	В
Convector/Radiator	85%		2026	* *	1	\$54,100	В
Air Conditioning							
Energy Source							
Electricity	100%		2020	\$662,400	1		В

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.

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Conversion Equipment							
Centrifugal, Elec Chiller	r 5%		2030	* *	1	\$10,700	В
		ervation, Extent : Light, Area	a Affected	! : 100%			
		: East Side By Parking Lot					
	Explana	tion : Serves Telecommunica	tions				
Int Pkg Unit -	5%		2019	\$233,000	2	\$600	В
Heating/Cooling							
Window/Wall Unit	90%		2016	\$432,800	1		В
Distribution							
Chilled Wtr Pipe/Pump	5%		2041	* *	4	\$500	В
No Component	95%						D
Terminal Devices							
Air Handler/Cool/Ht	5%		2016	\$49,700	1	\$6,100	В
No Component	95%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2021	\$698,700	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2016	\$10,800	4	\$2,000	В
Sewage Ejector(s)				· · · · · · · · · · · · · · · · · · ·		. ,	
Electric	100%		2026	* *	4	\$1,300	В
Backflow Preventer						. , ,	
Generic	100%		2026	* *	1	\$12,200	В
Fixtures						+,	
Generic	100%						В
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			C
Genred Traction		ervation, Extent : Light, Area		1 · 100%			C
		t : B,G,1-8	и гујестса	. 100/0			
		tion: 4 Units					
Fire Suppression	ълрши	wow. I Olius					
Standpipe							
Generic	100%		2031	* *	1-5	\$99,400	В
Sprinkler	100/0		2031		1-3	Ψ//,π00	ע
No Component	85%						D
Generic	15%		2041	* *	1-2	\$8,300	В
Generic	13%		∠U41		1-2	\$6,500	D

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

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

Page: 20

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : BELLEVUE HOSPITAL BLDG H
Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 1,520,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors G,1,2,6,9,13,17,19,22,23

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$10,352,500	\$26,848,500
Interior Architecture	\$1,531,100	\$15,074,600
Electrical	\$1,788,100	\$23,942,300
Mechanical	\$20,848,900	\$17,329,700
Total	\$34,520,600	\$83,195,200
Priority A	\$10,352,500	\$26,848,500
Priority B	\$23,686,400	\$42,900,700
Priority C	\$481,700	\$13,445,900
Total	\$34,520,600	\$83,195,200

Total	\$1,297,400	\$1,081,500	\$1,501,900	\$1,214,600
Priority C	\$146,900		\$49,000	\$146,900
Priority B	\$1,142,800	\$1,069,000	\$1,453,000	\$1,067,700
Priority A	\$7,600	\$12,500		
Total	\$1,297,400	\$1,081,500	\$1,501,900	\$1,214,600
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Mechanical	\$416,500	\$349,600	\$742,400	\$339,700
Electrical	\$226,900	\$220,100	\$211,200	\$228,500
Interior Architecture	\$146,900		\$49,000	\$146,900
Exterior Architecture	\$7,600	\$12,500		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 73

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	3%			LIFE	* *	5	\$10,000	A
Metal Panel	2%			2041	* *	5-10	\$45,700	A
Pre-Cast Concrete	93%			LIFE	* *	5	\$1,003,700	A
Window Wall	2%	Now	\$7,600	2041	* *	5	\$12,500	A
	_		ked, Extent : Light,					
	Location	i : (2) Glas	s Panes On The Ea	st Facad	le.			
Windows						_		
Aluminum	100%		\$10,204,700	2020	\$25,511,700	5	\$254,100	A
	-	ation, Exter 1 : Through	ıt : Moderate, Area	Affected	d : 75%			
				1 a 1 ff.	noted . 100/			
		_	Extent : Moderate, A Locations Through		eciea : 10%			
			Locanons Inrough , Extent : Severe, A		otod . 750/			
		i : Through		геи Ајјес	nea . 7576			
Domonata	Locuion	i . Through	oui.					
Parapets Pre-Cast Concrete	100%			LIFE	* *	5	\$79,100	Α
Roof	10070			LIIIE			\$79,100	А
IRMA/Protected	75%			2026	* *	10	\$110,800	A
Membrane	13/0			2020		10	\$110,000	Λ
Wembrane	Recent Ins	stallation. H	Extent : Light, Area	Affected	1 : 100%			
			out Within A Three					
			Extent : Light, Area					
	-		aried Areas Throug			ncrete B	lock Ballast.	
Skylight, Metal/Glass	5%			2041	**	10	\$24,600	A
Traffic Topping	15%			2026	* *	10	\$36,900	A
Traine Topping		nlace Evid	ent, Extent : Light, I		ected · 100%	10	\$30,900	Λ
	_		osychiatric Outdoor			thin A Tl	ree Year Period	
NIA Annasihla		· · · · · · · · · · · · · · · · · · ·		Busicio				
Not Accessible	5%	amatics 1	Extent Light Assa	Affactad	1.00/			D
			Extent : Light, Area Psychiatric areas.	<i></i> луестеа	. 0%			
		-	tive Patient Areas.					
	Explana	uon . sensi	uve Fanem Areas.					

Interior

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

Architecture	Current I	Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nterior									
Floors									
Cast in Place Concrete	10% Now	\$311,200	LIFE	* *	5	\$428,600	C		
	Horizontal Cracks, E								
	Location : Basemen		_						
	Other Observation, E			cted : 10%					
	Location: Various		out.						
	Explanation : Stain	ing.							
Ceramic Tile	5%		2030	* *	5	\$98,000	C		
Slate	3%		LIFE	* *	5	\$62,500	C		
	Other Observation, E		a Affecte	d : 100%					
	Location : Through								
	Explanation : Loca	ted On Ground Flo	or Lobby	/ Vestibule Area.					
Vinyl Tile	60%		2021	\$11,679,500	3	\$587,800	C		
	Other Observation, E	Extent : Severe, Are	a Affecte	d : 100%					
	Location: Various	Floors.							
	Explanation: This	Refers To The Orig	inal She	et Vinyl On The Me	ajority O	f The Flooring.			
Vinyl Tile	20%		2029	* *	3	\$146,900	С		
	Recent Replace Evide	ent, Extent : Light, 1	Area Affe	ected : 100%					
	Location : Through	out Tenth Floor, M	orgue						
	Other Observation, E	Extent : Severe, Are	a Affecte	d: 20%					
	Location : 16th Flo	or And Elevator Co	ore Area:	s Throughout.					
	Explanation: This	Tile Is A Quartz/ N	atural St	one Composite Ma	terial.				
Wood	2%		2049	* *	5	\$73,500	С		
	Other Observation, E	Extent : Severe, Are	a Affecte	d : 100%					
	Location: Indoor Inmate/ Psychiatric Basketball Court Area.								
	Explanation : Refer	s To Oak Flooring.							
Interior Walls									
Ceramic Tile	5%		2030	* *	5	\$124,900	C		
Concrete Masonry Unit	7%		LIFE	* *	5	\$70,000	C		
Concrete Masonry Unit	3% Now	\$59,100	LIFE	* *	5	\$30,000	C		
	Diagonal Cracks, Ex			75%					
	Location : Fire Pur	np Room In Baseme	ent						
Glass: Single Pane	5%		LIFE	* *	5	\$93,700	С		
Ç	Recent Replace Evide	ent, Extent : Light, 1		ected : 40%					
	Location : 10th Flo	or							
Gypsum Board	15%		LIFE	* *	5	\$224,800	С		
Plaster	63%		LIFE	* *	5	\$472,200	Č		
Wood	2%		LIFE	* *	5	\$199,900	Č		

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.

Asset #: 73

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileConcealSpLn	45%			2026	* *	5	\$1,102,100	В	
AcousTileSusp.Lay-In	5%			2038	* *	5	\$98,000	В	
	Recent Ins	stallation, E	Extent : Light, Area	Affected	! : 100%				
	Location	ı : Elevator	Lobby And Corrid	ors					
AcousTileSusp.Lay-In	5%	Now	\$204,600	2034	* *	5	\$49,000	В	
. ,	Location Worn/Ero	n : Through ded, Extent	e, Extent : Moderate out Basement : Moderate, Area 1				. ,		
	Location	ı : Basemen	at .						
Exposed Concrete	5% Cracking/		\$78,700 Frient: Moderate	LIFE Area A	** ffected : 5%	5	\$15,300	В	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Bulkhead								
	Exposed F		ent, Extent : Moder	ate, Area	a Affected : 2%				
Gypsum Board	15%			LIFE	* *	5	\$367,400	В	
Metal Panel	10%	4+	\$166,000	LIFE	* *	5	\$244,900	В	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Basement Corridor. Deformed/Dented, Extent: Moderate, Area Affected: 5% Location: Various Locations Throughout Building.								
Metal Panel	15%			LIFE	* *	5	\$367,400	В	

ectrical	Current Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2041	* *	5	\$5,600	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: 13th Floor						
	Explanation : Five Services Rated At	4000 Am _l	p. Each				
Transformers							
Dry Type	100%	2038	* *	5	\$4,700	В	
	Other Observation, Extent : Light, Area	ı Affected	! : 100%				
	Location: Electrical Room						
	Explanation : One 112.5 Kva Rated two 300 Kva Rated two 150 Kva Rated						
Switchgear / Switchboard							
Air Circuit Breaker	75%	2047	* *	5	\$4,900	В	
Fused Disc Sw	15%	2041	* *	5	\$800	В	
Molded Case Bkrs	10%	2047	* *	5	\$3,300	В	
Raceway							
Conduit	75%	2021	\$841,900	1		В	
Conduit	25%	2041	* *	1		В	

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.

Asset #: 73

Electrical		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Panelboards	1.007			2020	de de	_	ΦΦ 000		
Fused Disc Sw	10%			2029	* *	5	\$2,900	В	
Molded Case Bkrs	25%			2037	* *	5	\$8,300	В	
Molded Case Bkrs	65%			2029	* *	5	\$21,500	В	
Wiring Braided Cloth	40%	2-4	\$508,000	2046	* *	1		В	
Braided Cloth			ent : Moderate, Are			1		ь	
	Location	: Upper F							
Busway	5%			2019	\$63,500	1		В	
Thermoplastic	30%			2021	\$381,000	1		В	
Thermoplastic	25%			2041	* *	1		В	
Motor Controllers	2.5			2010	Φ 5 1 1 000	-	** 000	ъ.	
Locally Mounted	35%			2019	\$744,900	5	\$2,900	В	
Motor Control Center	65%			2019	\$1,383,500	5	\$22,100	В	
Ground									
Grounding Devices Generic	100%			LIFE	* *	5	\$18,400	В	
Stand-by Power	10070			LIFE		3	\$10,400	ь	
Transfer Switches									
Automatic	100%			2038	* *	1	\$384,000	В	
Generators	10070						Ψ20.,000		
Diesel	100%			2030	* *	1	\$481,700	В	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%		,		
	Location	: Generat	or Room - 13th Flo	or					
	Explana	tion : One	500 Kw						
Batteries									
Nickel Cadmium	100%			2015	\$700	5	\$277,400	В	
Fuel Storage	# 00/			2025	de de	_	φ1 21 7 00		
Day Tank	50%		Sarana Madanara	2037	**	5	\$121,500	В	
			Extent : Moderate, A or Room - 13th Flo		стеа : 100%				
			250 Gallons.	O r					
Main Tank	50%	ion . One .	250 Ganons.	2036	* *	5	\$19,300	В	
Main Tank		arvation I	Extent : Moderate, A			3	\$19,500	D	
		: Undergr		1164 11996	ciea . 100/0				
		tion : 15,00							
Lighting									
Interior Lighting									
Fluorescent	90%			2026	* *	10	\$1,080,700	В	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%				
	Location	: Through	out The Building						
	Explana	tion: T5 A	nd T8 Lamps						
HID	10%			2026	* *	10	\$4,300	В	
Egress Lighting									
Emergency, Service	20%			2026	* *	1		В	
Exit, LED	15%			2049	* *	1		В	
Exit, Service	65%			2026	* *	1		В	

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.

Asset #: 73

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Exterior Lighting								
HID	100%	2021	\$541,100	10	\$4,000	В		
	Other Observation, Extent: Light, A	rea Affected	: 100%					
	Location : Around The Perimeter							
	Explanation: Recessed And Wall M	Iounted						
Alarm								
Security System								
Generic	100%	2021	\$4,473,600	1	\$465,400	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout							
	Explanation: Fixed Cameras							
Fire/Smoke Detection								
Generic	100%	2021	\$15,313,400	1-3	\$791,200	В		

Current Repair			Futur	e Replacement	Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
•							
98%			2031	* *	1		В
2%			2041	* *	1		В
Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
Location	: 13th Flo	or					
Explanati	ion : 4 Ele	ctric Boilers For E	mergenc	y Use			
2%			2034	* *	1	\$13,000	В
Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
Location	: 13th Flo	or					
Explanati	ion : 4 Ho	t Water Boilers Fo	r Emerge	ncy Use			
P 98%			2024	\$946,400	5	\$76,300	В
50%	Now	\$390,800	2020	\$3,908,200	4	\$32,300	В
Insul. Dete	riorating,	Extent : Moderate,	Area Af	fected : 20%			
Location	: Through	out					
50%	Now	\$543,200	2021	\$5,432,300	4	\$32,300	В
Insul. Dete	riorating,	' /				, - ,	
Location	: Through	out					
60%			2016	\$5.033.900	1	\$486,400	В
20%			2026	* *	1	. ,	В
Other Obse	ervation, E	Extent : Moderate, A		cted : 100%		, - ,	
			30				
Explanati	ion : Sevei	ral Newer Units In	Place.				
				* *	1	\$42,400	В
10/0			2020		•	Ψ 12, 100	В
•	98% 2% Other Obse Location Explanate 2% Other Obse Location Explanate P 98% 50% Insul. Dete Location 50% Insul. Dete Location 60% 20% Other Obse Location	98% 2% Other Observation, E Location: 13th Flo Explanation: 4 Ele 2% Other Observation, E Location: 13th Flo Explanation: 4 Ho 98% 50% Now Insul. Deteriorating, Location: Through 50% Now Insul. Deteriorating, Location: Through 60% 20% Other Observation, E Location: 13th Flo Explanation: Seven	98% 2% Other Observation, Extent: Light, Area Location: 13th Floor Explanation: 4 Electric Boilers For E 2% Other Observation, Extent: Light, Area Location: 13th Floor Explanation: 4 Hot Water Boilers For E 98% 50% Now \$390,800 Insul. Deteriorating, Extent: Moderate, Location: Throughout 50% Now \$543,200 Insul. Deteriorating, Extent: Moderate, Location: Throughout 60% 20% Other Observation, Extent: Moderate, A Location: 13th Floor Explanation: Several Newer Units In	98% 2031 2% 2041 Other Observation, Extent: Light, Area Affected Location: 13th Floor Explanation: 4 Electric Boilers For Emergence 2% 2034 Other Observation, Extent: Light, Area Affected Location: 13th Floor Explanation: 4 Hot Water Boilers For Emerge 2024 50% Now \$390,800 2020 Insul. Deteriorating, Extent: Moderate, Area Affected: Deteriorating, Extent: Moderate, Area Affected: Moderate, A	98% 2031 ** 2% 2041 ** Other Observation, Extent: Light, Area Affected: 100% Location: 13th Floor Explanation: 4 Electric Boilers For Emergency Use 2% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: 13th Floor Explanation: 4 Hot Water Boilers For Emergency Use P 98% 2024 \$946,400 50% Now \$390,800 2020 \$3,908,200 Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Throughout 50% Now \$543,200 2021 \$5,432,300 Insul. Deteriorating, Extent: Moderate, Area Affected: 60% Location: Throughout 60% 2016 \$5,033,900 20% 2026 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: 13th Floor Explanation: Several Newer Units In Place.	98% 2031 ** 1 2% 2041 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: 13th Floor Explanation: 4 Electric Boilers For Emergency Use 2% 2034 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: 13th Floor Explanation: 4 Hot Water Boilers For Emergency Use P 98% 2024 \$946,400 5 50% Now \$390,800 2020 \$3,908,200 4 Insul. Deteriorating, Extent: Moderate, Area Affected: 20% Location: Throughout 50% Now \$543,200 2021 \$5,432,300 4 Insul. Deteriorating, Extent: Moderate, Area Affected: 60% Location: Throughout 60% 2016 \$5,033,900 1 20% 2026 ** 1 Other Observation, Extent: Moderate, Area Affected: 100% Location: 13th Floor Explanation: Several Newer Units In Place.	% of Fail Date Estimated Cost Year Estimated Cost (Yrs)

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.

Asset #: 73

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source	1000/			2020	de de			
Electricity	100%			2029	* *	1		В
Conversion Equipment	30%			2030	* *	1	¢425 400	В
Centrifugal, Elec Chiller		ofriaerant	Extent : Light, Area			1	\$425,400	D
		i : 13th Flo	_	тујесте	. 100/0			
Centrifugal,Compressor				2030	* *	1	\$850,800	В
Turbine	00%			2030		1	\$650,600	Б
Turonic		efrigerant, 1 : 13th Flo	Extent : Light, Arec or	ı Affected	l : 100%			
Int Pkg Unit - Cooling	10%			2019	\$2,003,900	2	\$8,100	В
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$380,300	2031	* *	4	\$64,700	В
			loderate, Area Affe	cted : 105	%			
	Location	i : Roof Me	chanical Room					
Terminal Devices								
Air Handler/Cool/Ht	30%			2016	\$1,982,800	1	\$243,200	В
Induction Unit	70%			2016	\$6,063,100	1	\$296,600	В
Heat Rejection Water Cool Tower	1.000/	N	\$2,233,300	2010	\$4.466.600	2	¢1 054 100	В
water Coor Tower	Location	:Roof	\$2,233,300 Extent : Severe, Are re Pan Leaks	2019 a Affecte	\$4,466,600 d:50%	2	\$1,054,100	Б
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$730,100	В
Exhaust Fans								
Interior	100%			2016	\$1,720,200	2	\$40,400	В
Plumbing								
H/C Water Piping	1000/			2021	ماد ماد			D
Brass/Copper	100%			2031	* *	1		В
Water Heater Electric	4%			2016	\$9,700	4	\$500	В
Elecure		ervation I	Extent : Light, Area			4	\$300	Б
		ı : 13th Flo	-	Пуссиси	. 100/0			
			Emergency Use					
No Component	96%		amer geney e se					D
HW Heat Exchanger	7070							
Low Temp	100%			2031	* *	4	\$194,700	В
Sanitary Piping							+-> 1,1 = 0	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$1,300	В
Sewage Ejector(s)								
Compressed Air	100%			2021	\$27,700	4	\$1,300	В

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.

Mechanical	Current Repair	Future Repla	cement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY		ycle Estimated Cost Yrs)	Priority Code
Plumbing					
Backflow Preventer					
Generic	100%	2026	* *	1 \$80,800	В
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		C
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó		
	Location: (2) G-3 (2) B-6 (4)	B-21 (1) B-22 (2)-18-23	(1) B-23 (5) 10	0-21 (5) B-21	
	Explanation: 22 Units				
Fire Suppression					
Standpipe					
Generic	100%	2041	* * 1	1-5 \$661,300	В
Sprinkler					
No Component	25%				D
Generic	75%	2041	** 1	1-2 \$275,500	В
Fire Pump					
Generic	100%	2030	* *	1 \$244,900	В

Page: 28

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 /

Area Sq Ft : 25,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$62,500	\$92,500
Interior Architecture	\$838,100	\$120,700
Electrical	\$114,500	\$251,800
Mechanical		\$82,200
Total	\$1,015,100	\$547,200
Priority A	\$62,500	\$92,500
Priority B	\$671,500	\$334,000
Priority C	\$281,200	\$120,700
Total	\$1,015,100	\$547,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$1,100			
Interior Architecture		\$1,100		
Electrical	\$40,500	\$19,100	\$1,100	\$1,500
Mechanical	\$3,300	\$10,800	\$100	
Total	\$45,000	\$30,900	\$1,200	\$1,600
Priority A	\$1,100			
Priority B	\$43,800	\$29,900	\$1,200	\$1,600
Priority C		\$1,100		
Total	\$45,000	\$30,900	\$1,200	\$1,600



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

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

Asset #: 74

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Metal Panel	5%	Now	\$1,100	2041	* *	5	\$1,200	Α
			ients, Extent : Light Along Street Side.	t, Area Ą	ffected : 40%			
Metal: Cage/Fence	95%			2034	* *	5-10	\$92,500	A
Roof								
Modified Bitumen	100%			2026	* *	10	\$62,500	A
nterior								
Floors								
Cast in Place Concrete	95%	Now	\$52,300	LIFE	* *	5	\$72,000	C
	_		Extent : Moderate, A	33	cted : 75%			
		. various	Locations Through					
Traffic Topping	5%			2021	\$48,700	5	\$2,200	C
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$3,200	C
Masonry: Brick	80%	Now	\$228,900	LIFE	* *			C
		U	nents, Extent : Mode		ea Affected : 20%			
			Locations Through		A.CC . 1 7750/			
			d, Extent : Moderat		Affected: 75%			
	Location	: Various	Locations Through	out.				
Ceilings	10001	3.7	Φ ΕΕ Π 000	LIEE	ale ale	-	Φ	ъ.
Exposed Concrete	100%	Now	\$557,000	LIFE	**	5	\$5,400	В
			Extent : Severe, Are		d: /5%			
			Locations Through		·	C1.	F . 4 .	
			rete Is Delaminated tructural Steel.	a Or Mis.	sing From Water Ii	nfiltratio	n Exposing And	

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$25,300	1		В
Panelboards								
Fused Disc Sw	50%	2-4	\$11,800	2046	* *	5	\$100	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Basemen	nt .					
	Explana	tion : On E	xtended Life					
Molded Case Bkrs	50%			2029	* *	5	\$300	В
Wiring								
Braided Cloth	100%	0-2	\$27,200	2046	* *	1		В
	Insulation	Aged, Exte	ent : Severe, Area A	ffected :	100%			
	Location	: Basemen	nt .					
Motor Controllers								
Locally Mounted	100%			2019	\$16,200	5	\$100	В

Ground

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

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

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

Electrical	Current Repair	Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
Lighting						
Interior Lighting						
Fluorescent	80%	2016	\$114,500	10	\$17,000	В
	Other Observation, Extent: Modera	ite, Area Affec	ted : 100%			
	Location: Basement					
	Explanation: T-8					
HID	20%	2026	* *	10	\$200	В
Egress Lighting						
Exit, LED	50%	2036	* *	1		В
Exit, Battery	50%	2026	* *	10	\$800	В
Alarm						
Fire/Smoke Detection						
Generic	100%	2021	\$251,800	1-3	\$13,000	В

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2021	\$9,100	1		В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$82,200	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%	Now	\$3,200	2016	\$10,800	4	\$1,300	В
	Noisy/Vibr	ating, Exten	it : Moderate, Are	a Affecte	ed : 20%			
	Location	: Large Sto	rage Area					
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2041	* *	1-2	\$600	В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 18-May-2010 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Electrical		\$76,500
Total		\$76,500
Priority B		\$76,500
Total		\$76,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$4,200			
Interior Architecture	\$1,100			
Electrical	\$1,000	\$19,400	\$200	\$200
Mechanical				
Total	\$6,400	\$19,400	\$200	\$200
Priority A	\$4,200			
Priority B	\$1,100	\$19,400	\$200	\$200
Priority C	\$1,100			
Total	\$6,400	\$19,400	\$200	\$200



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.

Asset #: 1006

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	100%		\$4,200	LIFE	* *	5	\$6,000	A	
	Staining/D	iscoloring,	Extent : Light, Ar	ea Affect	ed : 75%				
	Location	: East Wa	ll.						
Windows									
Metal Louvers	100%			2024	\$5,100	10	\$900	A	
Roof									
Built-Up (BUR)	100%			2021	\$17,700	10	\$3,100	A	
Interior									
Floors									
Cast in Place Concrete	100%	Now	\$500	LIFE	* *	5	\$3,500	C	
	Horizontal	l Cracks, E	xtent : Light, Area	Affected	: 75%				
	Location	: Adjacent	t To The Generator	r Mounts.					
Interior Walls									
Concrete Masonry Unit	100%	Now	\$600	LIFE	* *	5	\$100	C	
•	Vertical C	racks, Exte	nt : Light, Area Af	fected : 7	75%				
	Location	: Building	Entrance Wall.						
Ceilings									
Exposed Concrete	100%			LIFE	* *	5	\$200	В	

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers							
Dry Type	100%		2034	* *	5		В
Switchgear / Switchboard							
Molded Case Bkrs	100%		2031	* *	5		В
Raceway							
Conduit	100%		2031	* *	1		В
Panelboards							
Fused Disc Sw	50%		2029	* *	5		В
Molded Case Bkrs	50%		2020	\$5,900	5		В
Wiring							
Thermoplastic	100%		2041	* *	1		В
Motor Controllers							
Locally Mounted	100%		2019	\$5,400	5		В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5		В
Stand-by Power							
Transfer Switches							
Automatic	100%		2019	\$11,300	1	\$500	В
	Other Obs	servation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	a : Generator Room					
	Explana	tion : Located In Switchgear	Cabinet.	And Throughout.			

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.

Asset #: 1006

Electrical	Current Repair			Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power		•						
Generators								
Diesel	100%	2024	\$76,500	1	\$600	В		
	Other Observation, Extent : N		ected : 100%					
	Location: Generator Room							
	Explanation: Two 400 Kw							
Batteries								
Nickel Cadmium	100%	2015	\$700	5	\$300	В		
Fuel Storage								
Day Tank	50%	2029	* *	5	\$100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation: 275 Gallons.							
Main Tank	50%	2024	\$100	5		В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation: 15,000 Gallor	ns.						
Lighting								
Interior Lighting								
HID	100%	2021	\$4,600	10		В		
Egress Lighting								
Emergency, Battery	50%	2021	\$200	10	\$100	В		
No Component	50%					D		
Exterior Lighting								
HID	100%	2021	\$700	10		В		
Alarm			· · · · · · · · · · · · · · · · · · ·					
Fire/Smoke Detection								
Generic	100%	2016	\$19,100	1-3	\$1,000	В		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		•				
Energy Source						
Electricity	100%	2041	* *	1		В
Terminal Devices						
Fan Coil Unit/Heat	100%	2021	\$18,900	1	\$300	В
	Other Observation, Extent : 1	Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation : Electric Unit	Heaters				
Ventilation						
Exhaust Fans						
Wall Unit	100%	2021	\$1,900	2		В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2031	* *	1		В

 $[\]label{lem:maintenance} \textit{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.

Page: 34

HEALTH AND HOSPITALS CORP. - 819 BELLEVUE HOSPITAL BLDG Z

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : BELLEVUE HOSPITAL EMERGENCY G BLDG. & F BLDG.

Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 65,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$125,700	\$225,800		
Interior Architecture	\$163,500	\$466,600		
Electrical	\$41,600	\$1,136,000		
Mechanical	\$46,500	\$1,327,500		
Total	\$377,300	\$3,155,900		
Priority A	\$125,700	\$225,800		
Priority B	\$88,100	\$2,610,900		
Priority C	\$163,500	\$319,200		
Total	\$377,300	\$3,155,900		

Total	\$81,800	\$78,600	\$94,200	\$29,400
Priority C	\$15,800	\$6,300	\$15,100	
Priority B	\$66,000	\$43,300	\$74,600	\$29,400
Priority A		\$29,000	\$4,500	
Total	\$81,800	\$78,600	\$94,200	\$29,400
Mechanical	\$19,800	\$36,300	\$67,600	\$21,700
Electrical	\$8,000	\$6,900	\$7,000	\$7,700
Interior Architecture	\$54,000	\$6,300	\$15,100	
Exterior Architecture		\$29,000	\$4,500	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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. & F BLDG.

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	* *	5	\$35,400	A
Masonry: Brick	60%			LIFE	* *	5	\$70,700	A
Masonry: Granite	5%			LIFE	* *	5	\$4,400	A
Window Wall	5%			2041	* *	5	\$22,100	A
Windows								
Aluminum	100%			2037	* *	5	\$9,000	A
Parapets								
Masonry: Brick	100%			LIFE	* *	5		A
Roof								
Modified Bitumen	10%			2026	* *	10	\$18,000	A
	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Over Ex	isting F- G Portion					
Paver: Asphalt	10%			2030	* *	10	\$26,900	A
Single Ply Membrane	70%			2026	* *	10	\$125,700	A
Skylight, Metal/Glass	2%			2041	* *	10	\$12,000	A
Skylight, Plastic	3%			2034	* *	1	Ψ12,000	A
Sloped Glazing	5%			LIFE	* *	5	\$119,700	A
erior							, ,,,,,,,	
Floors								
Cast in Place Concrete	10%	Now	\$13,300	LIFE	* *	5	\$36,700	C
	Horizonta	Horizontal Cracks, Extent: Light, Area Affected: 100%						
	Location	: Various	Locations Through	out.				
Ceramic Tile	3%			2030	* *	5	\$5,000	С
Quarry Tile	5%			2034	* *	5	\$12,600	Č
Quality 1110	Other Observation, Extent: Severe, Area Affected: 100%							Č
	Location : Mechanical Room.							
	Explana	tion : In Go	ood Shape.					
Traffic Topping	5%			2021	\$235,600	5	\$10,500	С
Vinyl Tile	72%			2026	\$255,000 **	3	\$45,200	C
viniyi The		ervation F	Stent · Severe Are			3	\$45,200	C
	Other Observation, Extent: Severe, Area Affected: 100% Location: Throughout New Emergency Space.							
		_	s To Renovated Sp					
V:1 T:1		uon . Kejer	з 10 кеночиней эр		* *	2	ф2 100	
Vinyl Tile	5%		Sukank , Ti-Li A	2031		3	\$3,100	C
	Other Observation, Extent : Light, Area Affected : 100% Location : Various Locations In The Former Emergency Space.							
					0			
	Explana	non : Kefer	s To Remaining O	aer Spac	ce.			

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.

Asset #: 72

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$163,500	LIFE	* *			C
		_	ients, Extent : Mode it Foundation Wall		ea Affected : 75%			
Glass: Single Pane	3%			LIFE	* *	5	\$2,700	С
Gypsum Board	60%			LIFE	* *	5	\$43,300	C
Gypsum Board	5%			LIFE	* *	5	\$3,600	C
	Recent Rep	olace Evide	ent, Extent : Light, 1	Area Aff	ected : 100%			
	Location	: M R I R	oom.					
Masonry: Brick	7%			LIFE	* *			С
Plaster	10%			LIFE	* *	5	\$3,600	C
SGFT/Glazed Masonry	10%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	63%			2034	* *	5	\$105,600	В
Exposed Concrete	10%			LIFE	* *	5	\$2,600	В
Gypsum Board	20%			LIFE	* *	5	\$41,900	В
Metal Panel	5%	0-2	\$14,200	LIFE	* *	5	\$10,500	В
	•	ed Elemen : Basemen	ts, Extent : Modera nt	te, Area	Affected : 10%			
Plaster	2%	Now	\$24,000	LIFE	* *	5	\$2,100	В
		ing, Extent : Stair Sho	t : Severe, Area Affe	ected : 10	00%			

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

Under 600 Volts

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

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

Asset #: 72

Electrical	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment	2007		2041	ale ale	_	#100	ъ		
Air Circuit Breaker	20%		2041	**	5	\$100	В		
	Other Observation, Exte Location : Electrical I	_	Ајјестеа .	20%					
	Explanation: 4000 Ar		arvas Chi	Iller # 1					
Air Circuit Breaker		np. (service B) s	2041	**	5	\$100	В		
All Circuit Breaker	20% Other Observation, Exte	ont · Liaht Area			3	\$100	D		
	Location : Electrical I	_	Ајјестеи .	20/0					
	Explanation: 4000 An		erves Chi	ller # 4					
Air Circuit Breaker	20%	<i>np.</i> (service 11) 5	2041	**	5	\$100	В		
All Circuit Bleaker	Other Observation, Exte	ont · Light Area			3	\$100	Ъ		
	Location : Electrical I	_	пуссиси .	2070					
	Explanation: 4000 Ar		General D	istribution					
Air Circuit Breaker	20%		2041	* *	5	\$100	В		
All Circuit Breaker	Other Observation, Exte	ont · Light Area			3	Ψ100	ъ		
	Location : Electrical I		пуссиси .	2070					
	Explanation: 4000 Ar		Serves Ch	iller#3					
Fused Disc Sw	20%	np. (service B) s	2041	**	5		В		
rused Disc 3w	Other Observation, Exte	ent · Moderate A		rted · 20%	3		ь		
	Location : Electrical I			nea . 2070					
	Explanation: 1200 Ar								
Transformers	Explanation: 1200 III	n.p.							
Dry Type	100%		2034	* *	5	\$200	В		
Switchgear / Switchboard									
Fused Disc Sw	20%		2041	* *	5		В		
	Other Observation, Extent : Light, Area Affected : 10%								
	Location: Electrical Room (F B-12)								
	Explanation: 1200 Ar	np.							
Fused Disc Sw	80%		2041	* *	5	\$200	В		
Raceway									
Conduit	40%		2021	\$32,900	1		В		
Conduit	60%		2041	* *	1		В		
Panelboards									
Molded Case Bkrs	50%		2037	* *	5	\$700	В		
Molded Case Bkrs	50%		2020	\$47,100	5	\$700	В		
Wiring									
Braided Cloth	50% 2-4	\$41,600	2046	* *	1		В		
	Insulation Aged, Extent		a Affected	l : 100%					
	Location : Throughou	<u>t</u>							
Thermoplastic	50%		2041	* *	1		В		
Motor Controllers			_						
Locally Mounted	100%		2019	\$100,800	5	\$400	В		
Ground									
Grounding Devices	1000/						-		
Not Accessible	100%						D		

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.

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

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

Asset #: 72

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Transfer Switches									
Automatic	100%	2034	* *	1	\$16,500	В			
Lighting									
Interior Lighting									
Fluorescent	100%	2029	* *	10	\$102,700	В			
	Other Observation, Extent: Light, Ar		: 100%						
	Location : Throughout The Building								
	Explanation: Mostly T-8 And T-5								
Egress Lighting									
Emergency, Service	50%	2026	* *	1		В			
Exit, Service	50%	2026	* *	1		В			
Alarm									
Security System									
Generic	100%	2021	\$192,700	1	\$20,100	В			
	Other Observation, Extent: Light, Ar	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout								
	Explanation: Fixed Cameras.								
Fire/Smoke Detection									
Generic	100%	2021	\$659,700	1-3	\$34,100	В			

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2031	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2024	\$82,600	5	\$6,700	В
Steam								
Distribution								
Steam Piping/Pump	100%	Now	\$46,500	2031	* *	4	\$5,500	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Basemen	t Mechanical Roor	n				
	Explana	tion : Leak	Evident At Valve C	Connectio	on			
Terminal Devices								
Air Handler	80%			2021	\$573,900	1	\$55,500	В
Convector/Radiator	20%			2026	* *	1	\$7,300	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В

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.

Asset #: 72

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	2026	**	2	\$6,900	В
	R-22 Refrigerant, Extent: Light Location: Roof Other Observation, Extent: Mo Location: Roof Explanation: Chilled Water O	derate, Area Affectea	l : 80%	e Unit		
Distribution	•		0			
Ductwork/Diffusers	100%	LIFE	* *	2	\$145,700	В
Terminal Devices Air Handler/Cool/Ht	100% Other Observation, Extent: Mo Location: Roof Explanation: Hybrid Unit/D			1	\$69,300	В
Heat Rejection	Estprenanton : Hyoria Chie, D	11 Will Chillea Wale	. Cons			
Remote Air Cond	20% Other Observation, Extent : Lig Location : Roof		**	2	\$15,600	В
	Explanation: Split Units / R-2	2				
No Component	80%					D
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$62,400	В
Exhaust Fans	10070	- EH E			\$62,100	
Roof	100%	2021	\$105,800	2	\$3,500	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2031	* *	1		В
Sanitary Piping	1000/	LIDE	ماد ماد			D
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)	10070	LIPE		1		ъ
Rigid Piping	100%	2021	\$10,800	4	\$1,300	В
Fixtures	10070	2021	Ψ10,000	•	Ψ1,500	
Generic	100%					В
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$56,500	В
Sprinkler No Component	10%					D
Generic	90%	2041	* *	1-2	\$28,300	В
	Other Observation, Extent : Lig Location : Emergency Buildin		00%			
	Explanation : Sprinklers In En	nergency Building Or	nly			

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 18-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph

Block : 1373 Lot : 50 BIN : 1086492

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$2,371,100	\$286,300		
Interior Architecture	\$1,170,000	\$446,100		
Electrical	\$736,900	\$1,479,800		
Mechanical	\$152,200	\$767,000		
Total	\$4,430,200	\$2,979,200		
Priority A	\$2,371,100	\$286,300		
Priority B	\$1,133,200	\$2,246,800		
Priority C	\$926,000	\$446,100		
Total	\$4,430,200	\$2,979,200		

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,500	\$5,200		
Interior Architecture		\$3,900	\$4,900	\$38,800
Electrical	\$10,600	\$11,800	\$13,000	\$13,700
Mechanical	\$63,300	\$24,800	\$31,800	\$51,100
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$105,000	\$69,200	\$73,300	\$127,300
Priority A	\$7,500	\$5,200		
Priority B	\$97,500	\$60,200	\$68,400	\$115,600
Priority C		\$3,900	\$4,900	\$11,700
Total	\$105,000	\$69,200	\$73,300	\$127,300



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

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

Asset #: 83

rchitecture	Cu	rent Re	pair	Futur	e Replacement	M	aintenance	
vstem Component Type		Date I	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls Masonry: Brick	Location : Pe Horizontal Cra Location : Pe	ks, Extenthouse ocks, Extenthouse ory Supt,	\$1,002,900 nt: Moderate, An ent: Moderate, A Extent: Modera	Area Affe	cted : 10%	5	\$286,300	A
Windows								
Aluminum	Air Infiltration Location : Th Broken/Missin Location : Th	roughou g Elemer roughou ot Funct,	nts, Extent : Mod t Extent : Moderd	lerate, Ar	rea Affected : 35%	5	\$3,100	A
Parapets								
Masonry: Brick	Broken/Missin Location : Th	roughou			* * rea Affected : 10% Affected : 50%	5	\$11,400	A
	Location : Th	roughou	t t					
Masonry: Limestone	Jnt Mortar Mis Location : Co	ping iorated,	\$7,500 Extent : Modera Extent : Modera			5	\$800	A
Roof	0.50/ 3.1		ф 77.4.2 00	2022	* *			A
IRMA/Protected Membrane	85% Now \$774,200 2033 ** Insul Miss/Displaced, Extent: Moderate, Area Affected: 25% Location: Throughout							
	Patching Evident, Extent: Moderate, Area Affected: 25% Location: Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 30% Location : Throughout							
	Worn/Eroded, Location : Th		Severe, Area Aff t	ected : 30	0%			
Metal Panel Paver: Asphalt			\$120,900 tent : Moderate,	2036 2038 Area Affa	* * * * ected : 25%	10	\$5,200	A A
	Worn/Eroded, Location : W		Moderate, Area	Affected	: 25%			

Interior

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

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

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

Asset #:83

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
nterior											
Floors											
Carpet	5%			2019	\$47,900	3	\$11,600	C			
Cast in Place Concrete	5%			LIFE	* *	5	\$17,000	C			
Terrazzo	5%			LIFE	* *	5	\$6,100	C			
Vinyl Tile	60%		\$926,000	2033	* *	3	\$35,000	C			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout									
		_									
			Extent: Light, Are	ea Affecte	ed : 25%						
		Location : Throughout Other Observation, Extent : Severe, Area Affected : 100%									
				a Affecte	d: 100%						
		ı: Through									
		tion : 9 X 9	Tiles								
Vinyl Tile	25%			2023	\$385,800	3	\$14,600	С			
Interior Walls											
Gypsum Board	10%			LIFE	* *	5	\$21,900	C			
Plaster	55%			LIFE	* *	5	\$60,300	C			
SGFT/Glazed Masonry	35%			LIFE	* *			С			
Ceilings											
AcousTile,Adhered	25%		\$244,000	2043	**	5	\$19,400	В			
		_	ents, Extent : Ligh	t, Area A	ffected : 25%						
	Location: Corridor(s)										
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% Location : Corridor(s)										
			: Moderate, Area	Affected	. 25%						
		aea, Exiem 1 : Corridoi		-,jecieu	5/0						
AcousTileSusp.Lay-In	35%			2028	* *	5	\$54,400	В			
Exposed Concrete	5%			LIFE	* *	5	\$1,200	В			
Plaster	35%			LIFE	* *	5	\$34,000	В			

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$33,900	5	\$700	В
	Other Observation, Extent: Moderat	e, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Two 5000 Amps Main	n Disconnec	t Switches			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$108,700	5	\$4,000	В
Raceway						
Conduit	80%	2023	\$112,200	1		В
Conduit	20%	2033	* *	1		В
Panelboards						
Molded Case Bkrs	50%	2022	\$70,600	5	\$2,000	В
Molded Case Bkrs	50%	2031	* *	5	\$2,000	В

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.

Asset #:83

Electrical	Current Repair		Futur	e Replacement	M				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Wiring									
Braided Cloth	_	\$127,000 Extent : Moderate, Are ghout The Building	2048 va Affecte	* * ed : 100%	1		В		
Thermoplastic	20%		2033	* *	1		В		
Motor Controllers									
Locally Mounted	40%		2021	\$99,800	5	\$400	В		
Locally Mounted	60%		2028	* *	5	\$600	В		
Ground									
Grounding Devices									
Not Accessible	100%						D		
Stand-by Power									
Transfer Switches									
Automatic	100%		2028	* *	1	\$46,500	В		
Lighting									
Interior Lighting							_		
Fluorescent	30%		2028	* *	10	\$28,600	В		
		, Extent : Moderate, A ghout The Building ing T-8 Lamps	Area Affe	cted: 100%					
Fluorescent	Location: Throu	, Extent : Moderate, A	2018 Area Affe	\$449,300 ccted : 100%	10	\$66,600	В		
	Explanation : Us	ing T-12 Lamps							
Egress Lighting	500 /		2022	Φ22 400	10	Φ1 2. 7 00	ъ.		
Emergency, Battery	50%		2023	\$22,400	10	\$12,500	В		
Exit, Service	50%		2023	\$9,000	1		В		
Exterior Lighting	1000/		2010	Φ <i>c</i> Σ 500	10	\$500	ъ		
HID	100%		2018	\$65,500	10	\$500	В		
Alarm									
Security System	700/						D		
No Component	70%		2022	¢1.62.200	1	¢1.c.000	D		
Generic	30%	Entant Madanata	2023	\$162,300	1	\$16,900	В		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Hallways And Entrance And Exit Points Explanation : CCTV Surveillance System And 24 Hr Security Personel								
E' (G1. D. ()	Explanation : CC	ı v Surveillance Syst	em And 2	24 пr Security Per	sonei				
Fire/Smoke Detection	50 0/						D		
No Component	50%		2022	0006 100	1.2	0.4.6.400	D		
Generic	50%	Entant M. 1	2023	\$926,100	1-3	\$46,400	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways								
	Explanation : Str	obe Lights, Manual H	Pull Statio	on And Smoke Det	ectors				

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

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

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

Asset #:83

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Campus Steam	Location	ı : Goldwai	Extent : Light, Area ter Campus ided From Goldwai			1		В
Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam	80%			2036 2026	* *	1 5	\$41,200 \$1,200	B B
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	80% 20%			2031 2033	* *	4 4	\$6,200 \$1,000	B B
Terminal Devices Air Handler	•		\$6,700 Soning, Extent : Mod 2-33-3 And A22-16	2023 derate, A	\$133,000 rea Affected : 1009	1	\$11,600	В
Convector/Radiator	80%			2028	* *	1	\$26,900	В
Air Conditioning Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	40%	Now	\$8,400	2028	* *	1	\$17,300	В
	Location R-22 Refr	i : Penthou igerant, Ex	nt : Moderate, Areo se Mechanical Equ tent : Light, Area A se Mechanical Equ	ipment R ffected :	Coom 1 Of 3 Defect 100%	ive Comp	pressor	
Window/Wall Unit	60%			2018	\$152,200	1		В
Distribution Chilled Wtr Pipe/Pump No Component	40% 60%			2033	* *	4	\$2,100	B D
Terminal Devices Air Handler/Cool/Ht	Location Malfuncti	ı : Penthou oning, Exte	\$4,200 Ioderate, Area Affe se Mechanical Equ nt : Severe, Area A se Mechanical Equ	ipment R ffected :	coom, Deteriorated 50%			В
No Component	60%							D
Heat Rejection Air Condenser Unit Remote Air Cond			\$29,500 t : Severe, Area Aff r Roof	2028 2023 Pected : 1	* * \$294,800 5%	2 2	\$43,400 \$23,100	B B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,900	В

 $[\]label{lem:maintenance} \textit{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.

Asset #: 83

Mechanical	Current Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Ventilation									
Exhaust Fans	0.5		44.50 400	_	** 000	_			
Interior	95%	2023	\$129,600	2	\$3,000	В			
Roof	5%	2023	\$4,900	2	\$200	В			
	Not in Service, Extent : Moderate, Area Location : Roof	Ајјестеа	: 100%						
Plumbing	Locuiton . Rooj								
H/C Water Piping									
Galv Iron/Steel	100%	2028	* *	1		В			
Sanitary Piping	10070								
Cast Iron	100%	LIFE	* *	1		В			
2332 2232	Other Observation, Extent : Moderate,		cted : 100%						
	Location: Galvanized Steel Through								
	Explanation: Piping Nearing End Of	Useful Li	fe						
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
	Other Observation, Extent : Moderate,	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Galvanized Steel Through								
	Explanation : Piping Nearing End Of	Useful Li	fe						
Sump Pump(s)									
Rigid Piping	100%	2018	\$10,800	4	\$1,300	В			
Backflow Preventer	1000	2021	de de		φς 100				
Generic	100%	2031	**	1	\$6,400	В			
	Other Observation, Extent: Light, Area	i Affected	: 100%						
	Location: East Side Of Bldg A	. DIJ.							
Fixtures	Explanation : Located Outside Of The	г віад							
Generic	100%					В			
Vertical Transport	100/0					ъ			
Elevators									
Geared Traction	100%	LIFE	* *			C			
20000 110000	Other Observation, Extent : Light, Area		: 100%			C			
	Location: Two C-6, Two 1-6	33							
	Explanation: Four Units. Motors Br	eak Down	Frequently Due T	o Age O	f The Units				
Fire Suppression									
Standpipe									
Generic	100%	2033	* *	1-5	\$54,400	В			
Sprinkler									
No Component	85%					D			
Generic	15%	2033	* *	1-2	\$4,400	В			

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Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 327,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Oct-2011 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1040750

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,881,200	\$545,100
Interior Architecture	\$813,500	\$1,884,600
Electrical	\$1,414,400	\$3,875,200
Mechanical	\$281,900	\$2,285,200
Total	\$5,391,000	\$8,590,200
Priority A	\$2,881,200	\$545,100
Priority B	\$1,753,400	\$6,348,400
Priority C	\$756,400	\$1,696,700
Total	\$5,391,000	\$8,590,200

Total	\$195,400	\$155,900	\$168,700	\$141,200
Priority C		\$38,100	\$24,700	\$9,500
Priority B	\$195,400	\$108,300	\$143,900	\$125,400
Priority A		\$9,600		\$6,200
Total	\$195,400	\$155,900	\$168,700	\$141,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$123,300	\$51,400	\$100,500	\$65,400
Electrical	\$30,200	\$49,000	\$35,500	\$52,200
Interior Architecture	\$34,100	\$38,100	\$24,700	\$9,500
Exterior Architecture		\$9,600		\$6,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

Asset #: 84

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$41,500	A	
Glass Block	3%			LIFE	* *	5	\$3,100	A	
Masonry: Brick	90%			LIFE	* *	5	\$149,600	A	
Window Wall	2%			2033	* *	5	\$12,500	A	
Windows									
Aluminum	Location	ation, Exter n : Through				5	\$24,800	A	
		_	nents, Extent : Mod	erate, Ar	ea Affected : 25%				
	Ctrwt/Bal	n : Through nc Not Fun n : Through	ct, Extent : Modera	ite, Area	Affected: 35%				
Metal Louvers	3%			2026	* *	10	\$9,600	A	
Parapets							12 / 2 2 2		
Masonry: Brick	50%			LIFE	* *	5	\$15,700	A	
Masonry: Limestone	5%			LIFE	* *	5	\$2,000	A	
Metal Rail	45%			2028	* *	5-10	\$255,900	A	
Roof									
Copper/Terne	10%			2051	* *	10	\$69,100	A	
Modified Bitumen	85%			2028	* *	10	\$235,100	Α	
Sloped Glazing	5%			LIFE	* *	5	\$184,400	A	
Interior									
Floors	200/			2010	Φ4 <i>C</i> 0.100	2	ф114 2 00	C	
Carpet	20%			2019	\$469,100 * *	3	\$114,200	С	
Cast in Place Concrete	10%			LIFE	* *	5	\$83,300	C	
Ceramic Tile	3%			2032	* *	5 5	\$11,400	C C	
Terrazzo	7% 40%			LIFE 2023			\$20,800	C	
Vinyl Tile Vinyl Tile	20%		\$756,400	2023	\$1,512,800	3	\$57,100 \$28,600	C	
vinyi The	Broken/M	issing Elem	nents, Extent : Mod			3	\$28,000	C	
	Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Other Observation, Extent: Severe, Area Affected: 100% Location: Basement								
	Explana	tion : 9 X 9	Tiles						
Interior Walls									
Glass: Single Pane	2%			LIFE	* *	5	\$6,700	C	
Gypsum Board	15%			LIFE	* *	5	\$40,300	C	
Marble Panels	3%			LIFE	* *			C C	
Plaster	45%			LIFE	* *	5	\$60,400		
SGFT/Glazed Masonry	35%			LIFE	* *			С	

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

Asset #: 84

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								<u>.</u>
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$114,200	В
Exposed Concrete	10%			LIFE	* *	5	\$5,900	В
Metal Panel	5%			LIFE	* *	5	\$23,800	В
Plaster	50%			LIFE	* *	5	\$119,000	В
Plaster	5%	Now	\$34,100	LIFE	* *	5	\$11,900	В
	Cracking/	Crumbling,	Extent : Moderate	Area A	ffected : 15%			
	Location	: Connect	ing Corridor To C	Building				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	ected : 10%			
	Location	: Connect	ing Corridor To C	Building				

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	70%		2023	\$44,600	5	\$1,000	В
	Other Observation, E		Area Affe	ected : 100%			
	Location : Electrica						
	Explanation: 2-400	00 Amperes Main S	ervice P	rotectors			
Fused Disc Sw	30%		2033	* *	5	\$400	В
	Other Observation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electrica	al Room					
	Explanation : Main	Service Switch No	Availab	le Ratings			
Switchgear / Switchboard							
Molded Case Bkrs	80%		2023	\$174,000	5	\$5,700	В
Molded Case Bkrs	20%		2033	* *	5	\$1,400	В
Raceway							
Conduit	80%		2023	\$224,500	1		В
Conduit	20%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	80%		2022	\$226,000	5	\$5,700	В
Molded Case Bkrs	20%		2031	* *	5	\$1,400	В
Wiring							
Braided Cloth	70% 2-4	\$222,200	2048	* *	1		В
	Insulation Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location: Through	out The Building					
Thermoplastic	30%		2033	* *	1		В
Motor Controllers							
Locally Mounted	80%		2021	\$425,700	5	\$1,400	В
Locally Mounted	20%		2028	* *	5	\$400	В
Ground							
Grounding Devices							
Not Accessible	100%						D
Stand-by Power							

Stand-by Power

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

Asset #: 84

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						•
Transfer Switches						
Automatic	100%	2028	* *	1	\$82,600	В
Generators						
Diesel	100%	2026	* *	1	\$103,700	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d: 100%			
	Location : Basement					
	Explanation: 1000 Kw Caterp	illar Genset				
Batteries				_		_
Lead/Acid	100%	2016	\$700	5	\$9,900	В
Fuel Storage				_		_
Day Tank	50%	2031	**	5	\$23,600	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d: 100%			
	Location : Basement					
	Explanation: One 325 Gallons					
Main Tank	50%	2058	* *	5	\$3,800	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d: 100%			
	Location : Outside					
	Explanation: 12,000 Gallons	Capacity				
Lighting						
Interior Lighting						
Fluorescent	30%	2023	\$471,900	10	\$70,000	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamp.					
Fluorescent	66%	2018	\$1,038,100	10	\$154,000	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d : 100%			
	Location : Throughout					
	Explanation: Using T-12 Lam	ps				
Fluorescent	3%	2023	\$47,200	10	\$7,000	В
	Other Observation, Extent : Mod	lerate, Area Affecte	d : 100%			
	Location : Hallways					
	Explanation: Compact Fluore	scent Light Fixture:	3			
Incandescent	1%	2018	\$15,700	2	\$100	В
Egress Lighting						
Emergency, Battery	20%	2023	\$22,000	10	\$12,300	В
Exit, Service	80%	2023	\$35,200	1		В
Exterior Lighting						
HID	100%	2023	\$116,500	10	\$900	В
Alarm						
Security System						
No Component	60%					D
Generic	40%	2023	\$385,100	1	\$40,100	В
	Other Observation, Extent: Mod		d: 100%			
	Location: Hallways And Entro					
	Explanation : CCTV Surveillar	ice System And 24 I	Ir Security Per.	sonel		

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

Asset #: 84

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	50%					D
Generic	50%	2023	\$1,647,800	1-3	\$82,600	В
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: Strobe Lights, Manual I	Pull Statio	on And Smoke Dete	ectors		

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Energy Source								
Campus Steam	100%			2033	* *	1		В
			Extent : Light, Area	Affected	! : 100%			
		n : Goldwai	•					
	Explana	tion : Stear	n Provided From G	foldwate.	r Steam Power Pla	nt		
Conversion Equipment								_
Heat Exchanger	80%			2026	* *	1	\$100,900	В
Pres. Reducing Valve/L	P 20%			2026	* *	5	\$3,000	В
Steam								
Distribution	0.00/	NT	#24.200	2021	* *		φ10 100	D
Hot Wtr Piping/Pump	80%		\$24,300 int : Moderate, Area	2031		4	\$10,100	В
	-	_	nı : moaeraie, Ared ıt Mechanical Equi			ina Ham	Water Dump	
	Motor		и меспатса Еди					
Steam Piping/Pump	20%			2033	* *	4	\$2,500	В
Terminal Devices								_
Air Handler	20%		\$32,600	2028	* *	1	\$28,400	В
			evere, Area Affecte	d: 20%				
	Location	3	C A A	CC 4 - 1 .	200/			
	Location	_	nt : Severe, Area A	пестеа :	20%			
				2020	* *	1	Φ.ς	
Convector/Radiator	80%	1		2028	* *	1	\$65,900	В
ir Conditioning								
Energy Source	100%			2039	* *	1		В
Electricity Conversion Equipment	100%	·		2039		1		Б
Reciprocating	35%			2023	\$359,100	1	\$41,300	В
Compr/Chiller	33%			2023	\$339,100	1	\$41,300	Ь
Compi/Cimici	R-22 Refr	rioerant Ex	tent : Light, Area A	ffected ·	100%			
	-	n : Through	-	jjeerea .	10070			
Ext Pkg Unit - Cooling	25%			2028	* *	2	\$3,900	В
Window/Wall Unit	40%			2028	\$248,600	1	\$3,900	В
Distribution	40%			2010	Ψ240,000	1		
Chilled Wtr Pipe/Pump	35%			2033	* *	4	\$4,400	В
No Component	65%			2033		7	Ψ+,+00	D
140 Component	0370							

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.

Asset #: 84

Current Repai	r Future	Replacement	M	aintenance				
% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
100%	2023	\$1,284,100	1	\$157,500	В			
					_			
	2023	\$211,400	2	\$62,000	В			
65%					D			
100%	I IFF	* *	2-5	\$141.800	В			
100/0	LIL		2-3	Ψ1-1,000				
100%	2023	\$334.200	2	\$7.900	В			
100/0		\$22., 2 00		Ψ7,>00				
100%	2028	* *	1		В			
100%	2033	* *	4	\$25,200	В			
Other Observation, Extent: Moderate, Area Affected: 30%								
	am Room							
Explanation: 3 Units								
1000/		de de						
			1		В			
		ctea : 100%						
	_	f _a						
Explanation . Fiping Net	arıng Ena Oj Osejui Lij	e						
100%	I IFF	* *	1		В			
		cted : 100%	1		ъ			
	-	^f e						
100%	2018	\$10,800	4	\$1,300	В			
100%	2028	* *	4	\$2,000	В			
		* *	1	\$15,700	В			
		: 100%						
ě								
Explanation: Water Mai	in Located In Adjacent	Bldg						
100%	I IEE	* *			C			
					С			
		. 100/0						
, , , , , ,								
	100% 100% 100% 100% 100% 100% 100% 100% 100% Other Observation, Extent Location: Basement Steent Explanation: 3 Units 100% Other Observation, Extent Location: Galvanized Steent Location: Piping New Location: Piping New Location: Bildg A Basem Explanation: Water Main Location: Water Main Location: Water Main Location: (1) B-3 (1) Lo	Nof Total Fail Date Estimated Cost Total (Years) FY	100% 2023 \$1,284,100 35% 2023 \$211,400 65% 2023 \$211,400 100% LIFE ** 100% 2028 ** 100% 2028 ** 100% 2033 ** Other Observation, Extent: Moderate, Area Affected: 30% Location: Basement Steam Room Explanation: 3 Units LIFE ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Galvanized Steel Throughout Explanation: Piping Nearing End Of Useful Life ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Galvanized Steel Throughout Explanation: Piping Nearing End Of Useful Life ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Galvanized Steel Throughout Explanation: Piping Nearing End Of Useful Life ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Galvanized Steel Throughout Explanation: Piping Nearing End Of Useful Life ** Other Observation, Extent: Light, Area Affected: 100% Location: Bldg A Basement Explanation: Water Main Located In Adjacent Bldg ** Other Observation, Extent: Light, Area Affected: 100% LOCATION: LIFE ** Other Observation, Extent: Light, Area Affected: 100% LOCATION: Uter Main Located In Adjacent Bldg ** Other Observation, Extent: Light, Area Affected: 100% LOCATION: Uter Main Located In Adjacent Bldg **	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	No of Fail Date Estimated Cost FY Estimated Cost Cycle Cyrs			

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.

Page: 53

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

Asset #: 84

Mechanical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	50%						D
Generic	50%		2033	* *	1-2	\$35,700	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 188,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph

Block : 1373 Lot : 50 BIN : 1096493

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$313,000	\$377,800
Interior Architecture	\$593,800	\$898,700
Electrical	\$625,900	\$2,017,700
Mechanical	\$260,100	\$139,900
Total	\$1,792,800	\$3,434,100
Priority A	\$313,000	\$377,800
Priority B	\$925,800	\$2,197,400
Priority C	\$553,900	\$858,800
Total	\$1.792.800	\$3,434,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,200			
Interior Architecture		\$11,900	\$17,900	\$7,000
Electrical	\$11,400	\$12,300	\$14,500	\$21,200
Mechanical	\$26,500	\$10,400	\$19,000	\$24,700
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$72,700	\$59,300	\$76,100	\$77,600
Priority A	\$10,200			
Priority B	\$62,500	\$59,300	\$58,200	\$70,600
Priority C			\$17,900	\$7,000
Total	\$72,700	\$59,300	\$76,100	\$77,600



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

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

Asset #: 85

rchitecture	Current	Repair	Future	Replacement	M	aintenance	
estem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls	7 0/		TIPE	* *	~	ΦΩ ΩΩΩ	
Glass Block	5%		LIFE	* *	5	\$8,800	A
Masonry: Brick	95%	nt Extent : Light A	LIFE		5	\$268,900	A
	Recent Repair Evide Location: Through	_	тей Ајјесі	ea . 2576			
Windows							
Aluminum	100% Now	\$313,000	2048	* *	5	\$3,100	A
	Air Infiltration, Exte	nt : Severe, Area A <u>j</u>	fected : 50	0%			
	Location : Through	iout					
	Broken/Missing Eler		erate, Are	a Affected : 25%			
	Location: Through			1.00/			
	Ctrwt/Balnc Not Fun		ite, Area A	Affected: 50%			
Doronots	Location : Through	10Ut					
Parapets Masonry: Brick	85%		LIFE	* *	5	\$12,200	A
wasoniy. Brick	Recent Repair Evide	nt. Extent : Light. A		red: 25%	3	Ψ12,200	П
	Location: Through		rea rijjeei	ca : 2570			
Masonry: Limestone	5%		LIFE	* *	5	\$900	A
Metal Rail	10%		2040	* *	5-10	\$26,000	A
	Recent Installation, Location : Through	_	Affected :	: 100%			
Roof			-0				
Copper/Terne	3%		2051	* *	10	\$8,400	A
Modified Bitumen	97%		2031	**	10	\$109,000	A
	Recent Replace Evid Location : Through		Area Affe	cted: 100%			
erior							
Floors							
Ceramic Tile	10%		2032	* *	5	\$15,900	C
Terrazzo	5%		LIFE	**	5	\$6,200	C
Vinyl Tile	50%	Φ 5 52 000	2023	\$791,300 * *	3	\$29,900	C
Vinyl Tile	35% Now	\$553,900	2033		3	\$20,900	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout						
	Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout						
	Other Observation, I		a Affected	1 : 100%			
	Location : Through		. ,,, ee ie a	100/0			
	Explanation: 9 X 9						
Interior Walls	1						
Cast in Place Concrete	5%		LIFE	* *			C
Gypsum Board	15%		LIFE	* *	5	\$33,700	C
Plaster	60%		LIFE	* *	5	\$67,500	C
SGFT/Glazed Masonry	20%		LIFE	* *			C

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.

Asset #: 85

Architecture		Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2028	* *	5	\$79,700	В
AcousTileSusp.Lay-In	15%			2036	* *	5	\$23,900	В
Exposed Concrete	5%			LIFE	* *	5	\$1,200	В
Metal Panel	5%			LIFE	* *	5	\$10,000	В
Plaster	25%			LIFE	* *	5	\$24,900	В

Electrical	Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2033	* *	5	\$300	В
	Other Observation, I		Area Affe	ected : 100%			
	Location : Electric	al Room					
	Explanation : Main	Service Switch Rai	ted @ 12	200 Amperes			
Molded Case Bkrs	50%		2033	* *	5	\$2,100	В
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electric	al Room					
	Explanation: Main	Service Protector	Rated @	1600 Amperes			
Switchgear / Switchboard							
Molded Case Bkrs	80%		2023	\$87,000	5	\$3,300	В
Molded Case Bkrs	20%		2033	* *	5	\$800	В
Raceway							
Conduit	80%		2023	\$112,200	1		В
Conduit	20%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	80%		2022	\$113,000	5	\$3,300	В
Molded Case Bkrs	20%		2031	* *	5	\$800	В
Wiring							
Braided Cloth	80% 2-4	\$127,000	2048	* *	1		В
	Insulation Aged, Ext Location : Through		a Affecte	ed : 100%			
Thermoplastic	20%		2033	* *	1		В
Motor Controllers							
Locally Mounted	100%		2021	\$249,400	5	\$1,000	В
Ground				•			
Grounding Devices							
Not Accessible	100%						D
Stand-by Power							
Transfer Switches							
Automatic	100%		2021	\$11,300	1	\$47,600	В
Lighting				· · · · · · · · · · · · · · · · · · ·		<u> </u>	

Lighting

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

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

Asset #: 85

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	30%	2023	\$197,500	10	\$29,300	В
	Other Observation, Extent : M		ted : 100%			
	Location: Throughout The E	Building				
	Explanation: T-8 Lamps					
Fluorescent	66%	2018	\$434,400	10	\$64,400	В
	Other Observation, Extent : M		ted : 100%			
	Location: Throughout The E	Building				
	Explanation: T-12 Lamps					
Fluorescent	3%	2023	\$19,700	10	\$2,900	В
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Hallways					
	Explanation : Cfl - Compact	Fluorescent Light F	Fixtures			
Incandescent	1%	2018	\$6,600	2		В
Egress Lighting						
Emergency, Battery	20%	2023	\$9,200	10	\$5,100	В
Exit, Service	80%	2023	\$14,700	1		В
Exterior Lighting						
HID	100%	2023	\$67,100	10	\$500	В
Alarm						
Security System	600/					ъ
No Component	60%	2022	ф ааа 000		Φ22 100	D
Generic	40%	2023	\$222,000	1	\$23,100	В
	Other Observation, Extent: M					
	Location: Hallways And En			1		
E' (C1 . D.)	Explanation : CCTV Surveil	iance System Ana 24	Hr Security Pers	sonei		
Fire/Smoke Detection	50%					D
No Component Generic	50% 50%	2023	\$949.800	1-3	\$47.600	D B
Generic	50% Other Observation, Extent : M	-0-2	1 ,	1-3	\$47,600	В
	Location: Hallways	oueruie, Areu Affec	ieu . 100/0			
	Explanation : Strobe Lights,	Smoke Detectors As	nd Manual Pull C	tation		
	Explanation . Strove Lights,	Smoke Delectors Ar	ia manuai Fuil S	шиоп		

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	Affected .	: 100%			
	Location: Goldwater Campus					
	Explanation: Provided From Goldwa	ter Steam	Power Plant			
Conversion Equipment						
Heat Exchanger	50%	2019	\$13,500	1	\$26,400	В
Pres. Reducing Valve/LP Steam	50%	2026	* *	5	\$3,200	В

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.

Asset #: 85

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution	500/		20.45	* *	4	Φ2 (00	ъ.
Hot Wtr Piping/Pump	50% Na	¢0.000	2045 2033	* *	4	\$2,600	B B
Steam Piping/Pump	50% Now Other Observation, E	\$8,800 Extent : Severe Are			4	\$2,600	В
	Location : Basemer		и Ајјесте	u . 2070			
	Explanation: One		perable				
Terminal Devices	1						
Convector/Radiator	100%		2028	* *	1	\$34,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment	400-		• • • •	** ** ** ** ** ** ** ** ** ** ** ** **			_
Window/Wall Unit	100%		2018	\$260,100	1		В
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	¢50,400	D
Exhaust Fans	100%		LIFE		2-3	\$59,400	В
Interior	100%		2023	\$139,900	2	\$3,300	В
Plumbing	10070		2023	ψ137,700		Ψ5,500	<u> </u>
H/C Water Piping							
Galv Iron/Steel	100%		2028	* *	1		В
Sanitary Piping	10070						
Cast Iron	100% Now	\$5,500	LIFE	* *	1		В
	Blockage /Clogged, I		Area Affe	ected : 10%			
	Location: Basemer	nt					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,800	4	\$2,000	В
Backflow Preventer							
Generic	100%		2031	* *	1	\$6,600	В
	Other Observation, E		Affected	: 100%			
	Location : Outside	-					
	Explanation : Loca	ted In Adjacent Bla	g				
Fixtures	1000/						ъ
Generic	100%						В
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			С
Geared Traction	Other Observation, E	Extent : Lioht Area					C
	Location : Floors 1		5556				
	Explanation : Five						
Fire Suppression							
Standpipe							
1 1	100%					\$55,800	

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.

Page: 59

HEALTH AND HOSPITALS CORP. - 819 COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG

Asset #: 85

Mechanical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	98%						D
Generic	2%		2033	* *	1-2	\$600	В

Page: 60

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 42,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1373 Lot : 50 BIN : 1086491

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$953,700	\$97,000
Interior Architecture	\$269,500	\$244,700
Electrical	\$47,000	\$413,800
Mechanical	\$119,300	\$235,000
Total	\$1,389,500	\$990,600
Priority A	\$953,700	\$97,000
Priority B	\$166,300	\$691,400
Priority C	\$269,500	\$202,100
Total	\$1,389,500	\$990,600

Total	\$44,300	\$32,300	\$25,300	\$89,300
Priority C			\$4,100	\$3,400
Priority B	\$44,300	\$26,100	\$21,200	\$54,700
Priority A		\$6,200		\$31,200
Total	\$44,300	\$32,300	\$25,300	\$89,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$13,100	\$6,000	\$14,300	\$12,000
Electrical	\$27,300	\$2,500	\$3,000	\$30,300
Interior Architecture		\$13,600	\$4,100	\$11,900
Exterior Architecture		\$6,200		\$31,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #:87

Architecture	Current Repair Future Replacement				M					
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior										
Exterior Walls	1000/		LIEE	* *	~	Ф07.000				
Masonry: Brick	100% Recent Repair Evident,	Extent : Light A	LIFE		5	\$97,000	Α			
	Location: Throughou	_	геи Ајјес	nea . 2570						
Windows		•								
Aluminum	95% Now	\$953,700	2048	* *	5	\$9,500	A			
	Air Infiltration, Extent		fected : 5	50%						
	Location: Throughou									
	Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Throughout									
	Ctrwt/Balnc Not Funct,		to Area	Affected : 50%						
	Location: Throughou		ie, 111eu	ngjecieu . 3070						
Metal Louvers	5%		2026	* *	10	\$6,200	A			
Parapets	370		2020		10	Ψ0,200				
Masonry: Brick	60%		LIFE	* *	5	\$5,700	A			
	Recent Repair Evident,	_	rea Affec	eted : 25%						
	Location : Throughou	ıt								
Masonry: Limestone	10%		LIFE	* *	5	\$1,200	A			
Metal Rail	30%		2028	* *	5-10	\$51,300	A			
Roof Modified Bitumen	100%		2031	* *	10	\$32,100	A			
Wodffled Bituffleff	Recent Replace Eviden	t, Extent : Light, A		ected : 100%	10	Ψ32,100	Α			
	Location : Throughou	_	33							
nterior										
Floors	100/		* ****	de de	_	444000	~			
Cast in Place Concrete	10%		LIFE	* *	5	\$14,800	C			
Terrazzo Vinyl Tile	20% 40% Now	\$269,500	LIFE 2033	* *	5 3	\$10,600 \$10,200	C C			
villyi The	Broken/Missing Elemen				3	\$10,200	C			
	Location : Throughou			33						
	Worn/Eroded, Extent:	Moderate, Area A	Affected .	25%						
	Location : Throughou									
	Other Observation, Ext		a Affecte	d : 100%						
	Location: Throughout									
X/' 1 T''.	Explanation: 9 X 9 T	iles	2022	¢202.100	2	¢7.600				
Vinyl Tile Interior Walls	30%		2023	\$202,100	3	\$7,600	С			
Ceramic Tile	5%		2032	* *	5	\$3,200	С			
Concrete Masonry Unit			LIFE	* *	5	\$1,300	C			
Gypsum Board	25%		LIFE	* *	5	\$9,600	Č			
Plaster	50%		LIFE	* *	5	\$9,600	C			
SGFT/Glazed Masonry	15%		LIFE	* *			C			

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.

Asset #:87

Architecture	Cı	urrent Repair	Future Replacement		Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTile,Adhered	10%		2021	\$42,600	5	\$6,800	В
AcousTileSusp.Lay-In	30%		2036	* *	5	\$20,300	В
AcousTileSusp.Lay-In	25%		2028	* *	5	\$17,000	В
Exposed Concrete	5%		LIFE	* *	5	\$500	В
Metal Panel	5%		LIFE	* *	5	\$4,200	В
Plaster	25%		LIFE	* *	5	\$10,600	В

Electrical		Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%		2023	\$16,700	5	\$900	В		
	Other Obse	ervation, Extent : Moderate, A	Area Affe	ected : 100%					
	Location	: Electrical Room							
	Explanati	ion : One 1200 Amps Main D	isconnec	ct Switch					
Switchgear / Switchboard									
Molded Case Bkrs	100%		2023	\$108,700	5	\$900	В		
Raceway									
Conduit	80%		2023	\$27,700	1		В		
Conduit	20%		2033	* *	1		В		
Panelboards									
Molded Case Bkrs	80%		2022	\$61,200	5	\$700	В		
Molded Case Bkrs	20%		2031	* *	5	\$200	В		
Wiring									
Braided Cloth	80%	2-4 \$24,900	2048	* *	1		В		
	Insulation 1	Insulation Aged, Extent: Moderate, Area Affected: 100%							
		: Throughout							
Thermoplastic	20%		2033	* *	1		В		
Motor Controllers									
Locally Mounted	70%		2021	\$7,600	5	\$200	В		
Locally Mounted	30%		2028	**	5	\$100	В		
Ground	2070					Ψ100			
Grounding Devices									
Not Accessible	100%						D		
Stand-by Power	100/0								
Transfer Switches									
Automatic	100%		2028	* *	1	\$10,600	В		
Lighting	10070					410,000			

Lighting

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.

Asset #: 87

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	30%	2023	\$21,700	10	\$12,500	В			
	Other Observation, Extent	: Moderate, Area Affec	ted : 100%						
	Location: Throughout								
	Explanation: Using T-8 I								
Fluorescent	65%	2018	\$47,000	10	\$27,000	В			
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout								
	Explanation: Using T-12	Lamps							
Fluorescent	5%	2023	\$3,600	10	\$2,100	В			
	Other Observation, Extent .	Moderate, Area Affec	ted : 100%						
	Location: Hallways								
	Explanation: Cfl (Compo	ict Fluorescent Light F	ixtures)						
Egress Lighting									
Emergency, Service	45%	2023	\$3,500	1		В			
Emergency, Battery	5%	2023	\$1,000	10	\$500	В			
Exit, Service	50%	2023	\$3,900	1		В			
Exterior Lighting									
HID	100%	2023	\$7,200	10	\$100	В			
Alarm									
Security System									
No Component	60%					D			
Generic	40%	2023	\$49,400	1	\$5,100	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation: CCTV Surv	eillance Camera Syster	m						
Fire/Smoke Detection						_			
No Component	60%					D			
Generic	40%	2023	\$169,200	1-3	\$8,500	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Strobe Ligh	ts, Manual Pull Station	n And Smoke Dete	ectors					

Mechanical	Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
-	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Goldwater Campus					
	Explanation: Provided From Goldwa	ter Steam	Power Plant			
Conversion Equipment						
Heat Exchanger	40%	2026	* *	1	\$9,000	В
Pres. Reducing Valve/LP Steam	60%	2026	* *	5	\$1,600	В

 $[\]label{lem:maintenance} \textit{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.

Asset #:87

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								_
Hot Wtr Piping/Pump	40%			2031	* *	4	\$1,300	В
Steam Piping/Pump	60%			2033	* *	4	\$1,300	В
Terminal Devices	1.004		#20.000	2022	ale ale		42. 5 00	
Air Handler			\$29,000 t : Severe, Area Aff 109	2033 fected : 2	5%	1	\$2,500	В
Air Handler	25% Damper(s	Now) Malfuncti	\$7,300 coning, Extent : Modical Equipment Roc		\$72,600 area Affected : 100	1 %	\$6,300	В
Convector/Radiator	65%			2028	* *	1	\$9,500	В
Air Conditioning							+>,===	
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	25%	Now	\$4,600	2023	\$45,700	1	\$4,700	В
	Location R-22 Refr	ı : Basemer igerant, Ex	nt : Moderate, Areo nt Mechanical Roor tent : Light, Area A nt Mechanical Roor	n, 1 Of 2 ffected :	Defective Chiller	Compres	esors	
Window/Wall Unit	75%			2018	\$83,000	1		В
Distribution	7070			2010	402,000			
Chilled Wtr Pipe/Pump	25%			2043	* *	4	\$800	В
No Component	75%					-	7000	D
Terminal Devices								
Air Handler/Cool/Ht	25%			2023	\$57,200	1	\$7,000	В
No Component	75%				, ,		, ,	D
Heat Rejection								
Water Cool Tower	25%			2027	* *	2	\$11,400	В
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,300	В
Exhaust Fans								
Interior	100%			2023	\$59,500	2	\$1,400	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$4,500	В
Sanitary Piping Cast Iron			Extent : Moderate, A		* * ected : 100%	1		В
			zed Steel Througho g Nearing End Of		ife			

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.

Asset #: 87

Mechanical	Current Repair		Futur	e Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing									
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1		В		
	Other Observation, E.	xtent : Moderate, A	Area Affe	cted : 100%					
	Location: Galvaniz	ed Steel Throughor	ut						
	Explanation: Piping	g Nearing End Of	Useful Li	fe					
Sump Pump(s)									
Rigid Piping	100%		2031	* *	4	\$2,000	В		
Backflow Preventer									
Generic	100%		2031	* *	1	\$2,800	В		
Fixtures									
Generic	100%						В		
Vertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *			C		
•	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2, 3	, 4							
	Explanation : One U	Init							
Fire Suppression									
Standpipe									
Generic	100%		2033	* *	1-5	\$23,700	В		
Sprinkler									
No Component	95%						D		
Generic	5%		2033	* *	1-2	\$600	В		

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 8,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 09-Apr-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$150,100	\$55,800
Interior Architecture	\$185,200	
Total	\$335,300	\$55,800
Priority A	\$150,100	\$55,800
Priority C	\$185,200	
Total	\$335,300	\$55,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,600			
Interior Architecture	\$21,200		\$500	\$500
Electrical				
Mechanical	\$800	\$300	\$300	\$300
Total	\$32,600	\$300	\$800	\$800
Priority A	\$10,600			
Priority B	\$8,000	\$300	\$800	\$300
Priority C	\$14,100			\$500
Total	\$32,600	\$300	\$800	\$800



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.

Asset #: 2671

Architecture	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior									
Exterior Walls	00-1 77			_	440.000				
Masonry: Brick	80% Now \$3 Horizontal Cracks, Extent: Seven Location: Main Entrance Jnt Mortar Miss/Erod, Extent: Location: Throughout			5	\$10,000	A			
	Rusting Masonry Supt, Extent: Location: Over Main Entrance	re	eted : 25%						
	Spalling, Extent: Severe, Area A Location: East Facade	Affected : 10%							
	Other Observation, Extent : Lig Location : Throughout			Comment	de la Oranatian				
Metal Sect. OHD	Explanation : Building Is Und 20%	ergoing Construction 2029	* * *	5 Current	\$7,800	Α.			
Windows	20%	2029		3	\$7,800	A			
Aluminum	100% Now \$7 Air Infiltration, Extent: Light, A Location: Throughout	3,400 2049 Area Affected : 50%	* *	5	\$700	A			
	Thermally Inefficient, Extent : M Location : Throughout	Aoderate, Area Affect	ed : 50%						
Parapets Masonry: Brick	100% Now \$1 Cracking/Crumbling, Extent: M. Location: Throughout	0,600 LIFE Ioderate, Area Affecto	* * ed : 10%	5	\$1,500	A			
	Jnt Mortar Miss/Erod, Extent : L Location : Throughout	Moderate, Area Affec	ted : 50%						
Roof Built-Up (BUR)	Blisters, Extent : Moderate, Are	1,700 2034 a Affected : 15%	* *			A			
	Location : Flat Section Vegetation Growth, Extent : Moderate, Area Affected : 15% Location : Flat Section								
	Worn/Eroded, Extent : Moderat Location : Flat Section	e, Area Affected : 159	%						
Modified Bitumen	50%	2024	\$55,800	10	\$7,400	A			
nterior									
Floors Cast in Place Concrete	90% 0-2 \$1 Cracking/Crumbling, Extent : M. Location : Throughout	1,000 LIFE Ioderate, Area Affecto	* * ed : 10%	5	\$15,200	C			
Ceramic Tile	5%	2033	* *	5	\$400	С			
Vinyl Tile	5%	2029	* *	3	\$100	C			

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.

Asset #: 2671

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$500	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$1,300	C
Gypsum Board	20%			LIFE	* *	5-10	\$3,700	C
Masonry: Brick	60%	Now	\$185,200	LIFE	* *			C
	U	Crumbling, 1 : Through	Extent : Severe, A	rea Affec	cted : 40%			
		U	Extent : Severe, Ar	ea Affect	red : 50%			
	Location	ı : Through	out					
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	\$1,000	В
AcousTileSusp.Lay-In	5%			2029	* *	5	\$400	В
Exposed Concrete	80%			LIFE	* *	5-10	\$7,700	В
Plaster	5%			LIFE	* *	5-10	\$700	В
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Tour Lie	utenant Office					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	20%			2024	\$2,000	1		В
Under Construction	80%							D
Panelboards								
Fused Disc Sw	5%			2023	\$600	5		В
Molded Case Bkrs	30%			2023	\$3,500	5	\$100	В
Under Construction	65%							D
Wiring								_
Thermoplastic	20%			2024	\$2,000	1		В
Under Construction	80%							D
Motor Controllers								_
Under Construction	100%							D
Ground								_
Grounding Devices								
Under Construction	100%							D
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$5,400	10	\$900	В
	T-8 Lamp	s, Extent : N	Moderate, Area Affe	ected : 10	00%			
	Location	ı : Offices						
Under Construction	80%							D
Egress Lighting								
Under Construction	100%							D
Exterior Lighting								
Under Construction	100%							D
-								

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.

Asset #: 2671

Electrical	Current Repair	ent Repair Future Replacement		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Security System				
Under Construction	100%			D
Fire/Smoke Detection				
Under Construction	100%			D

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source Campus Steam	100% Other Observation, Extent : Light, Ar Location : Power Plant			1		В
District	Explanation: Steam Comes From A	djacent Power	Plant Building	•		
Distribution Steam Piping/Pump	100% Other Observation, Extent: Severe, A Location: Throughout Explanation: Under Construction A			4 anical Sy	\$300 stems Extensively	В
Transita d Daria	Damaged By Superstorm Sandy					
Terminal Devices Air Handler	40%	2024	\$13,200	1	\$1,300	В
	Other Observation, Extent: Light, Ar Location: Throughout Explanation: Under Construction A					
Convector/Radiator	10% Other Observation, Extent : Light, Ar Location : Throughout			1	\$200	В
II to II and Good William	Explanation: Under Construction A				Φ.4.0.0	
Unit Heater-Stm/HW	50%	2024	\$19,700	4	\$400	В
Air Conditioning Energy Source						
Electricity	100%	2032	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	25% Other Observation, Extent : Light, Ar	2024	\$7,100	2	\$100	В
	Location: Throughout Explanation: Under Construction A					
Window/Wall Unit	25%	2019	\$3,100	1		В
No Component	50%		+0,100	-		D
Ventilation						
Distribution						
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$1,800	В
No Component	60%					D

Plumbing

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

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

Asset #: 2671

Mechanical	Current Re	pair F	uture Repla	cement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)		ear Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%	20	029	* *	1		В
Water Heater							
Under Construction	100%						D
Sanitary Piping							
Cast Iron	100%	L	IFE	* *	1		В
	Other Observation, Ext		ected : 100%				
	Location : Throughou	t					
<u></u>	Explanation : Under	Construction At The	Time Of Surv	rey			
Storm Drain Piping							
Cast Iron	100%		IFE	* *	1		В
	Other Observation, Ext	-	ected : 100%				
	Location : Throughou						
	Explanation : Under	Construction At The	Time Of Surv	rey			
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Under Construction	100%						D
Sprinkler							
Under Construction	100%						D
Fire Pump							
Under Construction	100%						D
Chemical System							
Under Construction	100%						D

Page: 71

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CONEY ISLAND HOSPITAL BLDG 6

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 13,100 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 08-Apr-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$770,900	\$38,000		
Interior Architecture	\$179,400	\$52,900		
Electrical		\$118,200		
Mechanical		\$231,300		
Total	\$950,300	\$440,400		
Priority A	\$770,900	\$38,000		
Priority B	\$44,500	\$349,600		
Priority C	\$134,900	\$52,900		
Total	\$950.300	\$440,400		

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$80,600			
Interior Architecture	\$49,400	\$400		\$1,400
Electrical	\$24,200	\$600	\$800	\$700
Mechanical	\$9,100	\$1,500	\$1,400	\$1,900
Total	\$163,300	\$2,500	\$2,300	\$4,000
Priority A	\$80,600			
Priority B	\$37,000	\$2,100	\$2,300	\$2,500
Priority C	\$45,700	\$400		\$1,400
Total	\$163,300	\$2,500	\$2,300	\$4,000



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

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

Asset #: 67

Architecture	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls	150/ 0.2	¢00.200	2044	* *			
Copper/Terne	15% 0-2 Deteriorated Finish,	\$99,300 Frient : Moderate	2044 Area Afi				Α
	Location : Through		111 eu 11jj	eciea . 2070			
	Other Observation, Extent : Severe, Area Affected : 100%						
	Location : Through	out					
	Explanation: Told	By Hospital Manag	gement T	hat Building Is Sc	heduled '	To Be Demolished	
Masonry: Brick	80% Now	\$323,200	LIFE	* *	5	\$23,100	A
	Diagonal Cracks, Ex	tent : Severe, Area	Affected	: 20%			
	Location : Corners		A CC .	1 200/			
	Horizontal Cracks, Extent : Severe, Area Affected : 20% Location : East Facade, West Facade						
	Int Mortar Miss/Eros		Area Affe	ected : 50%			
	Location : East Fac		rea rijje	ciea : 3070			
	Rusting Masonry Sup		Area Affe	ected : 25%			
	Location : Above S	econd Floor Windo	ws				
Masonry: Limestone	5% 0-2	\$18,900	LIFE	* *	5	\$1,100	A
	Jnt Mortar Miss/Eros	_	rea Affec	ted : 20%			
Windows	Location: Through	оит					
Metal Clad	50% Now	\$154,100	2049	* *	5	\$7,800	A
Wictar Clad	Bent/Warped Elemen			Affected : 25%	3	Ψ7,000	71
	Location : Stairs						
	Deformed/Dented, E.	xtent : Moderate, A	rea Affec	eted : 25%			
	Location: Second I						
	Thermally Inefficient		, Area A	ffected : 100%			
~ .	Location: Through					*1 * * * * * * * * * *	
Steel	50% Now	\$151,500	2049	**	5	\$15,500	A
	Corrosion/Rusting, E Location : Through		Area Ajje	ciea : 50%			
	Hardware Missing, H		Area Affe	cted : 50%			
	Location : Through						
	Thermally Inefficient		, Area A	ffected : 100%			
	Location : Through						
	Unit Inoperable, Exte		a Affecte	ed: 50%			
	Location : Through	out					

Asset #: 67

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Parapets Copper/Terne	20% 4+ \$14,900 Broken/Missing Elements, Extent : Li Location : Throughout	ght, Area Affected : 5%	5	\$2,000	A
	Deformed/Dented, Extent : Moderate Location : Throughout	, Area Affected : 20%			
Masonry: Brick	75% Now \$42,900 Diagonal Cracks, Extent: Moderate, Location: Corners Misaligned/Bulging, Extent: Modera Location: West Facade	Area Affected : 10%	5	\$3,100	A
	Vertical Cracks, Extent : Moderate, A Location : Corners	rea Affected : 10%			
Masonry: Limestone	5% 0-2 \$10,300 Jnt Mortar Miss/Erod, Extent : Sever Location : Throughout		5	\$300	A
Roof Built-Up (BUR)	95% Now \$29,000 Blisters, Extent: Moderate, Area Affe Location: Throughout Vegetation Growth, Extent: Moderat Location: Around Drains Water Penetration, Extent: Moderate	ected : 25% e, Area Affected : 15%			A
	Location : Engineering Office Worn/Eroded, Extent : Moderate, Are Location : Throughout				
Skylight, Metal/Glass	5% 0-2 \$7,600 Broken/Missing Elements, Extent : Se Location : Throughout	' '			A
nterior					
Floors Ceramic Tile	5% 0-2 \$2,000 Cracking/Crumbling, Extent : Modern Location : Throughout		5	\$400	C
Terrazzo	10% 2-4 \$11,100 Cracking/Crumbling, Extent : Modern Location : Throughout		5	\$1,400	С
Vinyl Tile	30% 0-2 \$10,600 Cracking/Crumbling, Extent : Modern Location : Throughout		3	\$2,000	С
Vinyl Tile	35% 0-2 \$6,200 Cracking/Crumbling, Extent : Modern Location : Throughout		3	\$2,300	С
Vinyl Tile	20% Recent Replace Evident, Extent: Light Location: Throughout	2034 * * nt, Area Affected : 100%	3	\$1,300	С

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.

Architecture	ure Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	15%	0-2	\$15,800	LIFE	* *	5	\$2,500	C
	O	Crumbling, : Through	, Extent : Moderate out	, Area Aj	ffected : 40%			
Plaster	85%	0-2	\$134,900	LIFE	* *	5	\$7,100	C
	_	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 20%		. ,	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$3,700	2037	* *	5	\$2,700	В
		_	nents, Extent : Mod ring Office	erate, Ar	ea Affected : 2%			
			Extent : Moderate, A ring Office	Area Affe	cted : 10%			
Plaster	70%	0-2	\$44,500	LIFE	* *	5	\$7,800	В
	O	Crumbling, : Through	Extent : Severe, A out	rea Affec	ted : 20%		. ,	
		_	Extent : Severe, Ared	a Affecte	d : 20%			
		: Through		-				

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$62,100	5	\$300	В
Raceway								
Conduit	90%			2024	\$17,900	1		В
Conduit	10%			2034	* *	1		В
Panelboards								
Fused Disc Sw	5%			2023	\$1,200	5		В
Fused Knife Sw	10%	2-4	\$2,400	2049	* *	5		В
	Location On Extend	: Basemen	tent : Moderate, Ai		,			
Fused Toggle Switch	10%	2-4	\$2,400	2049	* *	5		В
		ed Life, Ex : Through	tent : Moderate, Ai out	ea Affec	ted : 100%			
Molded Case Bkrs	30%			2023	\$7,100	5	\$100	В
Molded Case Bkrs	45%			2040	* *	5	\$100	В

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.

Asset #: 67

Electrical	Current	Current Repair		e Replacement	M			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Wiring								
Braided Cloth	70% 2-4	\$17,700	2049	* *	1		В	
	Insulation Aged, Ex Location : Throug	ctent : Moderate, Are ghout	a Affecte	ed : 100%				
Thermoplastic	20%		2024	\$5,100	1		В	
Thermoplastic	10%		2044	* *	1		В	
Motor Controllers								
Locally Mounted	100%		2037	* *	5	\$100	В	
Lighting								
Interior Lighting								
Fluorescent	90%		2024	\$56,100	10	\$9,800	В	
		Extent: Moderate, A	Area Affe	cted : 100%				
	Location : Throug	ghout						
	Explanation: Usi	ng T-8 Lamps						
Fluorescent	10%		2034	* *	10	\$1,100	В	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Electri	Location: Electrical Workshop						
Egress Lighting								
Emergency, Battery	10%		2032	* *	10	\$300	В	
Emergency, Battery	40%		2019	\$2,000	10	\$1,100	В	
Exit, Service	40%		2019	\$800	1		В	
Exit, Service	10%		2032	* *	1		В	
Exterior Lighting								
HID	100%		2019	\$4,700	10		В	
Alarm				*				
Fire/Smoke Detection								
Generic	100%		2029	* *	1-3	\$6,600	В	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating									
Energy Source									
Campus Steam	100%		2024	\$4,600	1		В		
	Other Obse	ther Observation, Extent : Light, Area Affected : 100%							
	Location	: Power Plant							
	Explanat	ion : Steam Comes From Se	parate Po	wer Plant Building					
Distribution									
Steam Piping/Pump	100%		2024	\$98,300	4	\$900	В		
Terminal Devices									
Convector/Radiator	100%	Now \$6,700	2022	\$133,000	1	\$3,400	В		
	Corroded,	Corroded, Extent : Moderate, Area Affected : 10%							
	Location	: 1st Floor, 2nd Floor							
Air Conditioning									
Energy Source									
Electricity	100%		2032	* *	1		В		

 $[\]label{lem:maintenance} \textit{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.

Mechanical	Curren	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Air Conditioning									
Conversion Equipment									
Window/Wall Unit	80%		2019	\$23,200	1		В		
No Component	20%						D		
Terminal Devices									
Fan Coil - Cooling	20%		2029	* *	1	\$800	В		
No Component	80%						D		
Heat Rejection									
Air Condenser Unit	20%		2029	* *	2	\$1,700	В		
No Component	80%						D		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%		2029	* *	1		В		
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1		В		
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1		В		
Sump Pump(s)									
Rigid Piping	100%		2019	\$10,800	4	\$2,000	В		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basen								
	Explanation : No	Access							
Fixtures									
Generic	100%						В		
Fire Suppression									
Sprinkler							_		
No Component	80%						D		
Generic	20%		2044	* *	1-2	\$700	В		
Chemical System							_		
No Component	80%						D		
Generic	20%		2019	\$5,100	1-3	\$9,000	В		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throu	_							
	Explanation : Fir	re Extinguishers							

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

Page: 77

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CONEY ISLAND HOSPITAL HAMMETT

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 74,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 09-Apr-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,6

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$763,100	\$92,800
Interior Architecture	\$106,200	\$156,300
Electrical	\$56,900	\$459,000
Mechanical		\$176,900
Total	\$926,100	\$885,000
Priority A	\$763,100	\$92,800
Priority B	\$56,900	\$635,900
Priority C	\$106,200	\$156,300
Total	\$926,100	\$885,000

Total	\$193,700	\$21,600	\$25,100	\$29,400
Priority C	\$59,400	\$800	\$3,900	\$6,200
Priority B	\$71,800	\$20,800	\$21,100	\$23,200
Priority A	\$62,500			
Total	\$193,700	\$21,600	\$25,100	\$29,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$10,500	\$6,400	\$6,400	\$8,300
Electrical	\$3,700	\$2,600	\$3,000	\$3,100
Interior Architecture	\$105,200	\$800	\$3,900	\$6,200
Exterior Architecture	\$62,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

Architecture	Current Repair			Futur	e Replacement	M					
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior	•					•		•			
Exterior Walls											
Copper/Terne	5%			2044	* *	10	\$13,600	A			
Masonry: Brick	80%		\$650,100	LIFE	* *	5	\$92,800	A			
		Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Penthouse									
	Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : East Facade										
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : East Facade										
	Rusting M		ot, Extent : Modera	te, Area I	Affected : 15%						
Masonry: Limestone	5%	Now	\$38,000	LIFE	* *	5	\$4,400	A			
·		r Miss/Eroo ı : Through	d, Extent : Moderai out	te, Area A	Affected : 15%		. ,				
Stucco Cement	5%	0-2	\$9,500	2029	* *	5	\$7,300	A			
		Crumbling 1: Through	, Extent : Light, Are out	ea Affect	ed : 10%						
Window Wall	5%	Now	\$16,600	2044	* *	5	\$10,900	A			
		netration, E n : Through	Extent : Light, Area out	Affected	: 10%		. ,				
Windows											
Aluminum	100%			2040	* *	5	\$2,500	A			
Parapets											
Masonry: Brick	90%		\$30,500	LIFE	* *	5	\$4,400	Α			
	Expansion Int Failure, Extent : Moderate, Area Affected : 20%										
	Location	ı : Through	out								
Masonry: Limestone	5%	0-2	\$3,000	LIFE	* *	5	\$300	A			
	Water Penetration, Extent: Light, Area Affected: 10%										
	Location	ı : Through	out								
Metal: Cage/Fence	5%	Now	\$200	2029	* *	5	\$800	A			
			Extent : Light, Are	ea Affecto	ed : 10%						
	Location	ı : Through	out								

Asset #:89

Architecture	Current Repair		ture Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Roof Built-Up (BUR)	5% 0-2 Vegetation Growth, Externation: Over Canopy Worn/Eroded, Extent: M Location: Over Canopy	y Ioderate, Area Affect	Affected : 20%			A
Built-Up (BUR)	30% 0-2 Miss/Damaged Flashing. Location: Penthouse	\$64,300 203 s, Extent : Moderate,				A
Built-Up (BUR)	50%	202	.9 **	10	\$19,000	A
Modified Bitumen	10% Recent Installation, Exter Location : 5th Floor	203	4 **	10	\$3,800	A
Traffic Topping	5% 0-2 Blisters, Extent : Light, A Location : Throughout	\$1,400 202 Area Affected : 10%	4 \$13,700			A
Interior						
Floors						
Cast in Place Concrete	8%	LIF		5	\$22,000	C
Cast in Place Concrete	2% Recent Replace Evident, Location: Throughout	LIF Extent : Light, Area		5	\$5,500	С
Ceramic Tile	4%	203	**	5	\$2,500	С
Ceramic Tile	1% Recent Installation, Extent Location: Throughout	203	9 **	5	\$600	С
Vinyl Tile	25% 0-2 Cracking/Crumbling, Ext Location : Throughout	\$15,600 202 tent : Light, Area Affa		3	\$5,900	С
Vinyl Tile	50%	202	9 **	3	\$11,800	С
Vinyl Tile	10% Recent Replace Evident, Location : Throughout	203 Extent : Light, Area		3	\$2,400	С
Interior Walls						
Ceramic Tile	1% Recent Replace Evident, Location : Throughout	203 Extent : Light, Area 1		5	\$1,500	С
Ceramic Tile	4%	203	**	5	\$5,900	С
Glass: Single Pane	5%	LIF		5	\$11,100	C
Gypsum Board	15%	LIF		5-10	\$37,800	C
Plaster	75% Now Other Observation, Exter Location: 6th Floor Ar Explanation: Mold And	nd Bathrooms		5	\$33,300	С

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

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

Asset #:89

Architecture	Current Repair		Future Replacement		Maintenance					
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Ceilings										
AcousTileConcealSpLn	50%	0-2	\$12,600	2029	* *	5	\$19,700	В		
	Cracking/Crumbling, Extent: Light, Area Affected: 10%									
	Location:	Through	out							
AcousTileSusp.Lay-In	15%	0-2	\$3,300	2037	* *	5	\$4,700	В		
	Misaligned/	Bulging,	Extent : Moderate,	Area Afj	ected : 30%					
	Location :	Through	out							
Exposed Concrete	10%	2-4	\$12,600	LIFE	* *	5	\$1,000	В		
•	Cracking/Ci	Cracking/Crumbling, Extent: Light, Area Affected: 15%								
	Location :	Through	out							
Plaster	25%			LIFE	* *	5-10	\$27,000	В		

Electrical		Current Repa	ir	Futur	e Replacement	M	aintenance		
System Component Type	% of I Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2024	\$16,700	5	\$300	В	
			t : Moderate, A	Area Affe	ected : 100%				
	Location :	Electrical Ro	om						
	Explanati	on : One 2000	Amps Main D	isconnec	et Switch				
Switchgear / Switchboard									
Molded Case Bkrs	75%			2024	\$58,200	5	\$1,200	В	
Molded Case Bkrs	25%			2034	* *	5	\$400	В	
Raceway									
Conduit	70%			2024	\$49,900	1		В	
Conduit	30%			2034	* *	1		В	
Panelboards									
Fused Disc Sw	10%			2023	\$5,300	5	\$100	В	
Molded Case Bkrs	60%			2023	\$31,800	5	\$1,000	В	
Molded Case Bkrs	30%			2032	* *	5	\$500	В	
Wiring									
Braided Cloth	70%	2-4	\$56,900	2049	* *	1		В	
	Insulation A	Insulation Aged, Extent: Moderate, Area Affected: 100%							
	Location:	Throughout							
Thermoplastic	30%			2034	* *	1		В	
Motor Controllers									
Locally Mounted	70%			2022	\$46,600	5	\$300	В	
Locally Mounted	30%			2029	* *	5	\$100	В	
Ground	3070			202)			Ψ100		
Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,800	В	
Stand-by Power	10070			2 2			Ψ1,000		
Transfer Switches									
Automatic	100%			2029	* *	1	\$18,800	В	
Lighting	10070						¥10,000		

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.

Asset #:89

Electrical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	90%	2024	\$234,000	10	\$34,700	В
	Other Observation, Exten Location : Throughout T Explanation : T-8 Lamp	The Building	cted : 100%			
Fluorescent	10%	2034	* *	10	\$3,900	В
	T-8 Lamps, Extent : Mode Location : First Floor	erate, Area Affected : 10	00%			
Egress Lighting						
Emergency, Service	5%	2034	* *	1		В
Emergency, Service	45%	2024	\$3,300	1		В
Exit, Service	50%	2024	\$3,600	1		В
Exterior Lighting						
HID	100%	2019	\$26,500	10	\$200	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2034	* *	1	\$6,800	В
Fire/Smoke Detection						
Under Construction	100%					D

echanical	Current Repair	Future Replaceme	ent N	laintenance				
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated (Cost Cycle (Yrs)	Estimated Cost	Priority Code			
ating								
Energy Source								
Campus Steam	100%	2024 \$6	,600 1		В			
	Other Observation, Extent: Light,	Area Affected : 100%						
	Location: 4th Floor Mechanica	l Equipment Room						
	Explanation : Steam Comes Front	m Separate Power Plant Bu	ilding					
Conversion Equipment								
Heat Exchanger	40%	2020 \$4	,300 1	\$8,300	В			
_	Other Observation, Extent : Light,	Other Observation, Extent : Light, Area Affected : 40%						
	Location : 4th Floor Mechanica	l Equipment Room						
	Explanation: 2 Units							
No Component	60%				D			
110 component	Other Observation, Extent : Light, Area Affected : 0%							
	Location:	11.00.119900000000000000000000000000000						
	Explanation : Prv Station Locate	ed In Power Plant Ruilding						
Distribution	Explanation . 111 Station Locate	a In I over I tant Buttating						
Hot Wtr Piping/Pump	40%	2032	** 4	\$1,200	В			
Steam Piping/Pump	60%	2032	** 4	\$1,200	В			
Steam r iping/r ump		-02.	4	\$1,200	ь			
	Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor							
		Undonosino Construccioni	Dua Ta II	ana Cando				
	Explanation : Entire 1st Floor Is Damage	Unaergoing Construction I	oue 10 murri	vane Sanay				
	Duninge							

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

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

Asset #:89

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices									
Air Handler	20%			2024	\$21,600	1	\$5,200	В	
Convector/Radiator	40%			2029	**	1	\$5,400	В	
Induction Unit	40%			2027	* *	1	\$5,400	В	
Air Conditioning	1070						Ψε,		
Energy Source									
Electricity	100%			2032	* *	1		В	
Conversion Equipment									
Reciprocating Compr/Chiller	40%			2019	\$67,900	1	\$7,800	В	
Comp.// Cimier			tent : Light, Area A r Mech Room	ffected :	40%				
****		. +ın F 100	i wiech Koom	2010	0.14.40 0				
Window/Wall Unit	40%			2019	\$41,100	1		В	
No Component	20%							D	
Distribution	4007			2024	* *	4	Φ000	ъ.	
Chilled Wtr Pipe/Pump	40%			2034	* *	4	\$800	В	
No Component	60%							D	
Terminal Devices	100/			2024	Φ.67, 000	1	Φ10 400	D	
Air Handler/Cool/Ht	40%			2024	\$67,900	1	\$10,400	В	
No Component	60%							D	
Heat Rejection	1.000/							ъ	
Not Accessible	100%							D	
Ventilation									
Distribution	400/			LIFE	* *	2.5	¢14.000	D	
Ductwork/Diffusers	40%			LIFE	4. 4.	2-5	\$14,900	В	
No Component	60%							D	
Exhaust Fans	400/			2024	Ф22 100	2	6500	D	
Interior	40%			2024	\$22,100	2	\$500	В	
No Component	60%							D	
Plumbing									
H/C Water Piping	1000/			2024	* *	1		D	
Brass/Copper	100%			2034		1		В	
HW Heat Exchanger	1000/			2024	* *	4	¢4.200	D	
Low Temp	100%	omostica E	Sutant Light Anga	2034		4	\$4,200	В	
			Extent : Light, Area r - Room 150	Ајјестеа	: 100%				
		tion : 2 Uni							
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Fixtures									
Generic	100%							В	

Vertical Transport

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.

Page: 83

HEALTH AND HOSPITALS CORP. - 819 CONEY ISLAND HOSPITAL HAMMETT

Mechanical	Current Repair	Future Rep	lacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estir	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			C
	Other Observation, Extent: Ligh	t, Area Affected : 1009	%			
	Location: 1-6					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2034	* *	1-5	\$21,200	В

Page: 84

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 722,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 12-Apr-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,13,14

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,477,400	\$1,061,200
Interior Architecture	\$2,555,400	\$1,088,100
Electrical	\$487,900	\$4,812,200
Mechanical	\$2,245,300	\$3,766,800
Total	\$8,766,000	\$10,728,400
Priority A	\$3,477,400	\$1,061,200
Priority B	\$3,311,200	\$9,288,100
Priority C	\$1,977,500	\$379,000
Total	\$8,766,000	\$10,728,400

Total	\$317,400	\$266,800	\$317,100	\$406,100
Priority C	\$21,900		\$16,400	\$126,700
Priority B	\$278,800	\$266,800	\$300,800	\$279,300
Priority A	\$16,800			
Total	\$317,400	\$266,800	\$317,100	\$406,100
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Mechanical	\$110,000	\$104,200	\$128,400	\$112,200
Electrical	\$44,400	\$38,200	\$48,000	\$42,800
Interior Architecture	\$21,900		\$16,400	\$126,700
Exterior Architecture	\$16,800			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

Component Type Total (Years)	Architecture		Current F	Repair	Futur	Future Replacement		Maintenance			
Cast in Place Concrete	_			Estimated Cost		Estimated C	ost	•	Estimated Cost		
Cast in Place Concrete	xterior										
Exposed Reinforcement, Extent: Light, Area Affected: 5% Location: 3rd And 3th Floror Sun Shade Cantilevers		= 0.		4144400				_	0.105.100		
Location : 3rd And 5th Floor Sun Shade Cantilevers	Cast in Place Concrete						* *	5	\$107,100	A	
Staining/Discoloring, Extent: Severe, Area Affected: 75% Location: Throughout Underside Of All Sun Shade Cantilevers		-	-	_							
Masonry: Brick 60% Now \$900,400 LIFE ** * 5 \$257,100 A											
Cracking/Crumbling, Extent: Severe, Area Affected: 40% Location: Bulkheads, Mechanical Penthouse Spalling, Extent: Severe, Area Affected: 30% Location: Bulkheads, Mechanical Penthouse Location: Bulkheads, Mechanical Penthouse			_				rs				
Cracking/Crumbling, Extent : Severe, Area Affected : 40% Location : Bulkheads, Mechanical Penthouse Spalling, Extent : Severe, Area Affected : 30% Location : Bulkheads, Mechanical Penthouse	Masonry: Brick	60%	Now	\$900,400	LIFE		* *	5	\$257,100	A	
Window Wall 35% 2050 ** 5 \$562,300 A	•	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 40%					
Window Wall 35% 2050 ** 5 \$562,300 A											
Window Wall 35% 2050 ** 5 \$562,300 A											
Note Parapets Pa			ı : Bulkhea	ds, Mechanical Pen							
Note	Window Wall						* *	5	\$562,300	A	
Windows Aluminum 98% 2049 ** 5 \$221,200 A					Area Aff	ected : 66%					
Aluminum	Windows	Location	i : Inrougn	ош							
Metal Louvers		98%			2049		* *	5	\$221 200	А	
Metal Louvers 2% 2039 ** 10 \$28,200 A	7 Hailiniani		place Evide	ent, Extent : Light, .		ected : 100%		5	Ψ221,200	7.1	
Parapets		Location	i : Through	out							
Parapets Masonry: Brick 70% 0-2 \$610,900 LIFE * * * 5 \$29,300 A	Metal Louvers	2%			2039		* *	10	\$28,200	A	
Parapets 70% 0-2 \$610,900 LIFE ** 5 ** 5 \$29,300 A Other Observation, Extent : Severe, Area Affected : 100% Location : 11th Floor Roof Explanation : Parapet Walls Were Replaced In 2006 Masonry: Limestone 10% Now \$104,500 LIFE ** 5 \$5,300 A Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 75% Location : Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent : Moderate, Area Affected : 20%				_	Affected	l : 100%					
Masonry: Brick 70% 0-2 \$610,900 LIFE ** 5 \$29,300 A Other Observation, Extent: Severe, Area Affected: 100% Location: 11th Floor Roof Explanation: Parapet Walls Were Replaced In 2006 Masonry: Limestone 10% Now \$104,500 LIFE ** 5 \$5,300 A Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%		Location	i : Through	out							
Other Observation, Extent: Severe, Area Affected: 100% Location: 11th Floor Roof Explanation: Parapet Walls Were Replaced In 2006 Masonry: Limestone 10% Now \$104,500 LIFE ** 5 \$5,300 A Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%		5 00/	0.0	# 64.0.000				_	Ф20, 200		
Location: 11th Floor Roof Explanation: Parapet Walls Were Replaced In 2006 Masonry: Limestone 10% Now \$104,500 LIFE ** 5 \$5,300 A Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%	Masonry: Brick						* *	5	\$29,300	Α	
Masonry: Limestone Explanation : Parapet Walls Were Replaced In 2006					и Ајјесте	a. 100%					
Masonry: Limestone 10% Now \$104,500 LIFE ** 5 \$5,300 A Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%					olaced In	2006					
Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%	Masonry: Limestone						* *	5	\$5,300	A	
Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%	11 20 5011 3 1 211110 5001 10	Cracking/				ed : 10%			φυ,υσσ		
Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 75% Location : Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent : Moderate, Area Affected : 20%											
Staining/Discoloring, Extent: Moderate, Area Affected: 75% Location: Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%		Jnt Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 10%					
Location : Throughout Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent : Moderate, Area Affected : 20%			_								
Metal Rail 20% 0-2 \$37,600 2037 ** 5 \$59,300 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20%		_	_		, Area Ą	ffected : 75%					
Cracking/Crumbling, Extent: Moderate, Area Affected: 20%	14 . 15 #				2025						
0 0	Metal Rail						* *	5	\$59,300	A	
		U	0.		, Area A	јјестеа : 20%					

Asset #: 88

Architecture	Current Rep	air	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof							
Built-Up (BUR)	70% Now Blisters, Extent: Moder Location: Over 11th I Drains Clogged, Extent Location: Adjacent To Patching Evident, Exten Location: Over 11th I Worn/Eroded, Extent: M Location: Over 11th I	Floor : Moderate, Are o 11th Floor Me t : Moderate, At Floor Ioderate, Area A	a Affecte chanical ea Affect	Room ed : 15%			A
Copper/Terne	5% 0-2 Deformed/Dented, Exter Location : Throughout		2052 Affected	* *			A
IRMA/Protected Membrane	15% Now Drains Inad/Misposn, E. Location: Over 8th Fl Water Penetration, Exte Location: Over 8th Fl Worn/Eroded, Extent: N Location: Over 8th Fl	oor nt : Moderate, A oor Aoderate, Area A	area Affe	cted : 5%			A
Panel/Paver: Cer/Brk	2% Now Vegetation Growth, Exte Location : Various Loc	_			of		A
Traffic Topping	8% 0-2 Cracking/Crumbling, Ex Location : Throughout		2024 rea Affec	\$135,400 ted: 20%			A

Interior

Asset #: 88

Architecture	Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Floors							
Cast in Place Concrete	5% Now Broken/Missing Elem Location: Basemer Cracking/Crumbling, Location: Mechani Other Observation, E Location: Basemer Explanation: Stain	nt Loading Dock Ar , Extent : Light, Are ical Space / Baseme Extent : Severe, Are nt Mechanical Spac	ea ea Affecte ent Loadi a Affected	ed : 10% ng Dock Area	5	\$95,500	С
Ceramic Tile	5% 0-2 Cracking/Crumbling, Location: Through	_	2033 ea Affecte	* * ed : 10%	5	\$21,800	С
Quarry Tile	5% 0-2 Cracking/Crumbling, Location : Through		2037 ea Affecte	* * ed : 10%	5	\$32,700	С
Raised Access Floor	2%		2033	* *	5	\$65,500	С
Terrazzo	3% Now Cracking/Crumbling, Location: Lobby	\$81,700 , Extent : Moderate	LIFE , Area Af	* * fected : 5%	5	\$20,500	С
Vinyl Tile	60% 0-2 Cracking/Crumbling, Location: Through		2029 , Area Af	* * fected : 20%	3	\$196,400	С
Vinyl Tile	15% Other Observation, E Location: MRI/F Explanation: High	Radiology Suite			3	\$49,100	С
Wood	5% Other Observation, E Location : Physical Explanation : Oak	Extent : Severe, Area Therapy Suite	2052	* *	5	\$81,800	С
Interior Walls	50 /		2022	de de	_	Φ.Σ.Τ. 1.00	a
Ceramic Tile Concrete Masonry Unit	Cracking/Crumbling, Location: Mechani Misaligned/Bulging, Location: Mechani Staining/Discoloring,	ical Room In Basen Extent : Light, Arec ical Room Penthou: , Extent : Moderate	nent a Affected se West W c, Area Af	l : 5% Vall Shifted By App fected : 15%	5 5 prox. 1.5	\$57,100 \$57,100	C C
a	Location : Various	Locations In Basen					
Glass: Single Pane	2%		LIFE	* *	5 5 10	\$28,600	C
Gypsum Board	15%		LIFE	* *	5-10	\$242,700	C
	20/			* *	1/1	07 21111	<i>(</i> '
Marble Panels Plaster	2% 35%		LIFE LIFE	* *	10 5-10	\$7,600 \$283,100	C C

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.

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	* *	5	\$109,100	В
AcousTileSusp.Lay-In	25%			2037	* *	5	\$218,200	В
Exposed Concrete	5%			LIFE	* *	5-10	\$54,500	В
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Mechani	cal Penthouse					
Metal Panel	30%			LIFE	* *	5	\$654,500	В
Plaster	30%	Now	\$93,800	LIFE	* *	5	\$163,600	В
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 30%			
	Location	: 14th Flo	or Office, Radiolog	y, Pedia	trics			

Electrical	Current Repair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Service Equipment	7 00/	2024	φ. 	_	0.1.200			
Fused Disc Sw	50%	2024	\$63,700	5	\$1,300	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room	14 ' D'		<i>a</i>	D			
	Explanation: Two 3000 Amp	s Main Disconnec	t Switch For Section	ons C&	D			
Under Construction	50%	1 1 6 1 6	00/			D		
	Other Observation, Extent : Lig	ght, Area Affected	: 0%					
	Location:							
	Explanation : Water Damage	Caused By Super	Storm Sandy					
Transformers	1000/	2020	* *	~	Φ2 200	D		
Dry Type	100%	2029		5	\$2,200	В		
	Other Observation, Extent : Mo Location : Electrical Room	oaerate, Area Affe	ctea : 100%					
		901 209/1201						
Carital and / Carital land	Explanation : One 500 Kva 4	00nv-200/120iv						
Switchgear / Switchboard Air Circuit Breaker	50%	2024	\$201,900	5	\$1,600	В		
Under Construction	50%	2024	\$201,900	3	\$1,000	D		
Raceway	3070					ע		
Conduit	80%	2024	\$449,000	1		В		
Under Construction	20%	2024	ψ-τ-2,000	1		D		
Panelboards	2070							
Fused Disc Sw	10%	2023	\$56,500	5	\$1,400	В		
Molded Case Bkrs	50%	2023	\$282,500	5	\$7,900	В		
Molded Case Bkrs	10%	2049	**	5	\$1,600	В		
Molded Case Bkrs	20%	2032	* *	5	\$3,100	В		
Under Construction	10%	_ 30 _		-	7-,-00	D		

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.

Asset #: 88

Electrical	Currer	nt Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Wiring							_	
Braided Cloth	60% 2-4 Insulation Aged, E Location : Throu	\$381,000 Extent : Moderate, Are ghout	2049 a Affecte	* * d : 100%	1		В	
Thermoplastic	20%		2034	* *	1		В	
Thermoplastic	10%		2054	* *	1		В	
Under Construction	10%						D	
Motor Controllers								
Locally Mounted	5%		2022	\$53,200	5	\$200	В	
Locally Mounted	5%		2037	* *	5	\$200	В	
Motor Control Center	45%		2022	\$478,900	5	\$7,300	В	
Under Construction	45%			, ,		1 - 7	D	
Ground								
Grounding Devices								
Under Construction	50%						D	
Generic	50%		LIFE	* *	5	\$8,700	В	
Stand-by Power						1 - 1 - 2		
Transfer Switches								
Automatic	30%		2037	* *	1	\$54,800	В	
Automatic	70%		2022	\$7,900	1	\$127,800	В	
Lighting								
Interior Lighting								
Fluorescent	50%		2024	\$1,803,100	10	\$267,400	В	
		, Extent : Moderate, A ghout The Building	Area Affe	cted : 100%				
	Explanation: T-	-						
Fluorescent	10%		2029	* *	10	\$53,500	В	
Tuorescent		, Extent : Moderate, A		cted : 100%	10	Ψ55,500	ъ	
		ghout the Building						
	Explanation : T							
Fluorescent	20%		2019	\$721,200	10	\$107,000	В	
Tuorescent		, Extent : Moderate, A			10	\$107,000	ъ	
		ghout The Building	170011990	cica : 10070				
	Explanation: T-							
Fluorescent	10%	12 Lamps	2034	* *	10	\$53,500	В	
Fluorescent		: Moderate, Area Aff			10	\$55,500	В	
	Location : First		eciea . 10	0070				
	-							
Under Construction	10%						D	
Egress Lighting	10		2021	4.0.55			-	
Emergency, Service	40%		2024	\$40,300	1		В	
Emergency, Service	10%		2034	**	1		В	
Emergency, Battery	10%		2024	\$25,200	10	\$14,100	В	
Exit, Service	30%		2019	\$30,200	1		В	
Exit, Service	10%		2034	* *	1		В	
Exterior Lighting HID	100%		2019	\$257,300	10	\$1,900	В	

Alarm

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

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.

Asset #:88

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2032	* *	1	\$66,400	В
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2029	* *	1-3	\$146,100	В

Mechanical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source Campus Steam	100% Other Observation, Extent : Ligh Location : Basement	2034 t, Area Affected .	* *	1		В
	Explanation : Steam Comes Fro	om Senarate Pou	er Plant Ruilding			
Conversion Equipment	Explanation . Steam Comes 176	т зератие 1 оч	er i iani banaing			
Heat Exchanger	70% Other Observation, Extent: Ligh	2027 t. Area Affected .	**	1	\$202,400	В
	Location: 4 Units On 1st Floor Explanation: 6 Units			nical Eq	uipment Room	
Pres. Reducing Valve/L Steam	•	2027	* *	5	\$10,400	В
Distribution						
Hot Wtr Piping/Pump	70%	2032	* *	4	\$30,200	В
	Not Insulated, Extent: Light, Are Location: Portions Of Piping I					
Steam Piping/Pump	30% Now \$72 Steam Traps Faulty, Extent: Mod Location: Vacuum Pump Is Led Other Observation, Extent: Light Location: Various Locations Explanation: Portions Of Insul	aking In Sub Bas t, Area Affected .	ement	4	\$8,600	В
Terminal Devices	Explanation . I offices Of Insul	anon missing				
Air Handler	30%	2019	\$1,121,100	1	\$108,300	В
Convector/Radiator	70% Now \$91 Other Observation, Extent: Light Location: Throughout Explanation: Thermostatic Val			1	\$118,900	В
ir Conditioning	1	P	· F			
Energy Source District C.W.	5% Other Observation, Extent : Ligh Location : 4th Floor Of New Wi	ing		1		В
	Explanation : Chilled Water Su					
Electricity	95%	2032	* *	1		В

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.

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							•
Conversion Equipment						440.000	_
Centrifugal, Elec Chiller		T	2033	* *	1	\$19,000	В
	Uther Observation Location: Roof	n, Extent : Light, Area	Affected	: 100%			
	•	nits Serve Labor And	Dalinam				
Contribucal Elea Chiller		mis serve Labor Ana I	2020	\$27,400	1	\$12,600	В
Centrifugal, Elec Chiller		n, Extent : Severe, Are		\$37,400 ad : 100%	1	\$12,000	D
	Location : Roof	п, Еліені . Бечеге, Аге	и Ајјесте	u . 10070			
		n Extended Life / Serv	es Emers	gency Room			
Int Pkg Unit - Cooling	10%	Zwenaca zije / ser /	2018	\$892,600	2	\$3,600	В
int i kg Cint - Cooling		n, Extent : Moderate, A			2	Ψ3,000	ъ
	Location : Vario						
	Explanation : M	lany Units On Extende	ed Life				
Ext Pkg Unit - Cooling	20%		2024	\$639,900	2	\$7,200	В
		n, Extent : Light, Area			_	+ - ,	_
	Location : Vario	- C	55				
	Explanation : S	plit Systems					
Window/Wall Unit	60%	<u> </u>	2017	\$855,000	1		В
No Component	5%			,,			D
Distribution							
Chilled Wtr Pipe/Pump	5%		2034	* *	4	\$1,400	В
No Component	95%						D
Terminal Devices							
Air Handler/Cool/Ht	5%		2024	\$139,800	1	\$18,100	В
No Component	95%						D
Heat Rejection					_		_
Remote Air Cond	20%		2024	\$786,700	2	\$81,300	В
Water Cool Tower	10%	T 14 1 4	2018	\$189,000	2	\$58,700	В
		, Extent : Moderate, A ⁻ / Serves Nuclear Medi		ted: 100%			
		/ Serves Nuciear Meai	ісіпе				
No Component	70%						D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$514,900	В
	100%		LIFE		2-3	\$314,900	D
Exhaust Fans Interior	90%		2019	\$689,600	2	\$16,200	В
interior		, Extent : Moderate, A			2	\$10,200	ь
	Location : Thro			. 100/0			
Roof	10%	<u> </u>	2024	\$55,100	2	\$1,800	В
Plumbing	10/0		2024	Ψ33,100		Ψ1,000	ע
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		В
	/0						

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

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

Mechanical	Current Repair	Future	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
HW Heat Exchanger									
Low Temp	100%	2034	* *	4	\$57,800	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 1st Floor Mechanical Equipment Room								
	Explanation: 2 Units								
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1		В			
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
Sump Pump(s)									
Rigid Piping	100%	2024	\$10,800	4	\$2,000	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
	Other Observation, Extent : Light, Ar	ea Affected	: 100%						
	Location: (8) 1-11 (1) 1-7								
	Explanation: 9 Units								
Fire Suppression									
Standpipe									
Generic	100%	2034	* *	1-5	\$294,500	В			
Sprinkler									
No Component	80%					D			
Generic	20%	2034	* *	1-2	\$32,700	В			
Fire Pump									
Not Accessible	100%					D			

Page: 93

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CONEY ISLAND HOSPITAL POWER PLANT

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 12,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 10-Apr-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$541,600	\$243,200
Interior Architecture	\$134,300	\$47,300
Electrical		\$699,800
Mechanical	\$298,300	\$270,900
Total	\$974,100	\$1,261,200
Priority A	\$541,600	\$243,200
Priority B	\$344,000	\$970,700
Priority C	\$88,500	\$47,300
Total	\$974,100	\$1,261,200

Total	\$102,700	\$5,600	\$10,400	\$7,700
Priority C	\$10,300			\$300
Priority B	\$55,200	\$5,600	\$10,400	\$7,400
Priority A	\$37,200			
Total	\$102,700	\$5,600	\$10,400	\$7,700
Mechanical	\$42,600	\$4,400	\$7,300	\$5,800
Electrical	\$12,600	\$1,300	\$3,100	\$1,600
Interior Architecture	\$10,300			\$300
Exterior Architecture	\$37,200			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

* *	Cycle (Yrs) 5	Estimated Cost \$14,100	Priority Code A
		\$14,100	A
		\$14,100	A
		\$14,100	A
* *			
* *	- 5		
* *	5		
	3	\$2,400	A
* *	5	\$200	A
* *	5	\$8,900	A
d : 25%			
00%			
* *	5	\$5,100	A
50%			
* *	5	\$5,200	A
* *	5	\$1,900	A
	% d: 25% d: 00% ***	## 5 ## 5 ## 5	** 5 \$5,200 ** 5 \$1,900

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

Asset #: 90

Architecture	Current	Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior Roof							
Modified Bitumen	10% 0-2 Punct/Tear/Impact I Location : Through	_	2029 ght, Area Aff	* * ected : 10%			A
Modified Bitumen	30% 0-2 Punct/Tear/Impact I Location : Through	_	2024 ght, Area Aff	\$129,100 Tected : 10%			A
Single Ply Membrane	40% 0-2 Punct/Tear/Impact I Location : Through	_	2029 ght, Area Aff	* * ected : 10%			A
Skylight, Metal/Glass	5% Now Glazing Broken/Cra Location: Throug Water Penetration, Location: Throug	hout Extent : Moderate, A					A
Sloped Glazing	15% Now Water Penetration, Location: Through	_	LIFE Affected : 10	**	5	\$114,100	A
terior Floors Cast in Place Concrete	95% Repairs in Progress Location : Throug		LIFE a Affected : 6	**	5	\$94,700	С
Ceramic Tile	2%		2033	* *	5	\$500	С
Vinyl Tile	3% Repairs in Progress Location: Through	_	2024 a Affected : 6	\$6,800 66%	3	\$300	С
Interior Walls							
Concrete Masonry Unit	10% 0-2 Cracking/Crumbling Location: Through		LIFE ea Affected :	**	5	\$500	С
Masonry: Brick	90% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affected :	**			С
Ceilings							
Exposed Concrete	100% 0-2 Cracking/Crumbling Location : Through		LIFE ea Affected :	**	5	\$3,600	В

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of F Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #:90

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2024	\$1,600	5		В
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%			
	Location: Electrical Room		~			
	Explanation: Two 5000 Amps Ma					
Air Circuit Breaker	50%	2034	* *	5		В
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 2500 Amps Ma	in Disconnec	t Switch			
Switchgear / Switchboard						
Molded Case Bkrs	70%	2034	* *	5	\$200	В
Molded Case Bkrs	30%	2024	\$162,800	5	\$100	В
Raceway						
Conduit	80%	2024	\$382,900	1		В
Conduit	20%	2034	* *	1		В
Panelboards						
Fused Disc Sw	10%	2023	\$5,700	5		В
Molded Case Bkrs	50%	2023	\$28,300	5	\$100	В
Molded Case Bkrs	40%	2032	* *	5	\$100	В
Wiring						
Braided Cloth	40% 2-4 \$10,10	00 2049	* *	1		В
	Insulation Aged, Extent: Moderate,	Area Affecte	d : 100%			
	Location : Throughout					
Thermoplastic	40%	2034	* *	1		В
Under Construction	20%	2031		•		D
Motor Controllers	2070					
Locally Mounted	20%	2029	* *	5		В
Motor Control Center	60%	2022	\$18,200	5	\$200	В
Under Construction	20%	2022	Ψ10,200	3	Ψ200	D
Ground	2070					
Grounding Devices						
Generic	50%	LIFE	* *	5	\$200	В
Generic	50%	LIFE	* *	5	\$200	В
Stand-by Power	3070	LITE			\$200	
Transfer Switches						
Automatic	100%	2029	* *	1	\$3,200	В
	100/0	2029		1	\$3,200	ת
Generators Diesel	100%	2027	* *	1	\$4,000	В
Diesei	Other Observation, Extent: Modera			1	\$4,000	D
	Location : First Floor	ие, лгеи Ајје	ciea . 10070			
Dattanias	Explanation: Two 1200 Kw					
Batteries Lead/Acid	500/	2017	\$200	F	\$200	D
	50%	2017	\$300	5	\$200	В
Nickel Cadmium	50%	2017	\$300	5	\$1,100	В

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.

Asset #:90

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	70%	2032	* *	5	\$2,000	В
	Other Observation, Extent	t : Moderate, Area Affe	cted : 100%			
	Location: First Floor					
	Explanation: Two 150 (Gallons				
Main Tank	30%	2039	* *	5	\$100	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: First Floor					
	Explanation: One 8000	Gallons				
Lighting						
Interior Lighting						
Fluorescent	20%	2029	* *	10	\$2,800	В
	T-8 Lamps, Extent: Mode	rate, Area Affected : 10	00%			
	Location: Work Shop					
HID	50%	2019	\$33,100	10	\$200	В
Under Construction	30%		, ,			D
Egress Lighting						
Emergency, Service	50%	2024	\$1,300	1		В
Emergency, Service	10%	2029	* *	1		В
Emergency, Battery	5%	2024	\$300	10	\$200	В
Exit, Service	35%	2024	\$900	1		В
Exterior Lighting						
HID	100%	2024	\$4,400	10		В
Alarm			•			
Fire/Smoke Detection						
Generic	100%	2024	\$125,900	1-3	\$6,500	В

Mechanical	cal Current F			Futur	e Replacement	M	aintenance			
System Component Type	, , , , , , ,	il Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
eating										
Energy Source										
Fuel Oil No 6	100% N	Now	\$44,600	2054	* *	5	\$2,400	В		
	Other Observ	ation, Extent	: Light, Area	Affected	: 100%					
	Location : T	Throughout								
	Explanation By Supersto		struction At	The Time	Of Survey - Buildi	ing Exten	sively Damaged			
Conversion Equipment										
Steam Boiler	100% N	Now	\$88,100	2044	* *	1	\$13,600	В		
	Other Observ	ation, Extent	: Light, Area	Affected	: 100%					
	Location : E	Basement Boi	ler Room							
	•	a : 3 Very Old er Is On Site	l Steam Boile	rs - Unde	rgoing Constructio	on At The	Time Of Survey.			

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.

Asset #:90

Mechanical	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Heating							
Distribution Steam Piping/Pump	100% Now Corroded, Extent : Mod		2054 ed : 25%	* *	4	\$800	В
	Location: Throughou						
	Other Observation, Ext Location : Boiler Roo		ffected :	100%			
	Explanation : Provide At The Time Of Surve		her Can	npus Buildings - U	Indergoi	ng Construction	
Terminal Devices Fan Coil Unit/Heat	100%		2024	\$270,900	1	\$4,900	В
Air Conditioning						. ,	
Energy Source Campus Steam	100%		2034	* *	1		В
Conversion Equipment Absorption	100%		2029	* *	1	\$16,500	В
Chiller/Direct Fire	Other Observation, Ext Location : 1st Floor	ent : Light, Area A	ffected :	100%			
	Explanation: 2 Units.	Lithium Bromide	Is The R	efrioerant Used			
Heat Rejection	Explanation : 2 Ohlis.	Buntum Bromitae	15 1710 10	ejrigerani Osca			
Water Cool Tower	100%		2025	* *	2	\$15,300	В
/entilation							
Exhaust Fans	700/		2024	#10.100		Ф200	ъ
Roof Wall Unit	70% 30%		2024 2024	\$10,100 \$8,200	2 2	\$300 \$100	B B
Plumbing	3070		2024	\$6,200		\$100	ъ
H/C Water Piping Galv Iron/Steel	100%		2029	* *	1		В
HW Heat Exchanger							
Low Temp	100% Other Observation, Ext		2034 ffected :	**	4	\$1,500	В
	Location : 1st Floor Explanation : Provide	es Hot Water To Ad	liacent F	Ruildina			
Sanitary Piping	Explanation : 1 Tortuc	s 1101 Water 1011a	jaceni 1	, and an in the second			
Cast Iron	100% Now	\$39,300	LIFE	* *	1		В
	Damaged, Extent : Light Location : 1st Floor A		100%				
Storm Drain Piping							
Cast Iron	100% Now Damaged, Extent: Seve Location: 1st Floor A	ere, Area Affected :	LIFE 100%	* *	1		В
Sump Pump(s)							
Rigid Piping	100% 0-2 On Extended Life, Exten Location : Basement		2034 a Affecte	* * ed : 100%	4	\$1,300	В
Fixtures Generic	100%						В
Gire Suppression							

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.

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

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

Page: 99

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Chemical System						
No Component	80%					D
Generic	20%	2019	\$5,100	1-3	\$9,000	В
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

Page: 100

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 10-Apr-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3,5,7,8

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$54,100	\$314,300
Interior Architecture	\$340,400	\$191,500
Electrical		\$90,300
Mechanical		\$38,600
Total	\$394,400	\$634,700
Priority A	\$54,100	\$314,300
Priority B	\$225,500	\$257,700
Priority C	\$114,800	\$62,600
Total	\$394,400	\$634,700

Total	\$252,800	\$71,800	\$126,400	\$63,500
Priority C	\$74,500		\$12,900	
Priority B	\$135,100	\$71,800	\$113,500	\$63,500
Priority A	\$43,200			
Total	\$252,800	\$71,800	\$126,400	\$63,500
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Mechanical	\$91,400	\$30,800	\$49,400	\$22,500
Electrical	\$9,200	\$6,400	\$7,500	\$6,400
Interior Architecture	\$74,500		\$35,000	
Exterior Architecture	\$43,200			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

Asset #: 14325

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	75%			2044	* *	5-10	\$314,300	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$19,800	A
Window Wall	20%			2044	* *	5	\$45,700	A
Windows								
Aluminum	100%			2040	* *	5	\$35,700	A
Parapets								
Masonry: Brick	70%			LIFE	* *	5-10	\$63,300	A
Metal Panel	25%			2044	* *	5	\$12,800	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$8,300	A
Roof								
Modified Bitumen	100%	0-2	\$11,200	2029	* *			A
	Location Water Per	a: At Tower	e, Extent : Modera r Building Entranc Extent : Moderate, A ical Room	e				
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$64,400	C
Terrazzo	20%			LIFE	* *	5	\$46,000	C
Vinyl Tile	70%			2029	* *	3	\$38,700	C
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$38,500	C
Glass: Special Gauge	5%			LIFE	* *	1		C
Gypsum Board	65%			LIFE	* *	5-10	\$177,500	C
Ceilings								
AcousTileSusp.Lay-In	30%			2037	* *	5	\$44,200	В
Gypsum Board	70%			LIFE	* *	5-10	\$354,400	В

lectrical	Current Repair	Future Repla	acement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts	•					
Service Equipment						
Air Circuit Breaker	50%	2044	* *	5	\$300	В
	Other Observation, Extent: Moderate	e, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: One 4000 Amps Main	Disconnect Switch	h			
Fused Disc Sw	50%	2044	* *	5	\$200	В
	Other Observation, Extent : Moderate	e, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: One 800 Amps Main	Disconnect Switch	For Emerg	ency		
Switchgear / Switchboard						
Air Circuit Breaker	100%	2044	* *	5	\$500	В
Raceway						
Conduit	100%	2044	* *	1		В

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.

Asset #: 14325

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2040	* *	5	\$200	В
Molded Case Bkrs	90%		2040	* *	5	\$2,400	В
Wiring							
Thermoplastic	100%		2044	* *	1		В
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$700	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,000	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$30,800	В
Lighting							
Interior Lighting							
Fluorescent	20%		2029	* *	10	\$18,100	В
	Location: Throu	n, Extent : Moderate, A ughout The Building	Area Affe	ected : 100%			
	Explanation: Us	sing T-5 Lamps					
Fluorescent	80%		2029	* *	10	\$72,200	В
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throu	ighout					
	Explanation: Us	sing T-8 Lamps					
Egress Lighting							
Emergency, Service	58%		2029	* *	1		В
Emergency, Battery	2%		2029	* *	10	\$500	В
Exit, LED	40%		2052	* *	1		В
Exterior Lighting							
HID	100%		2029	* *	10	\$300	В
Alarm							
Security System							
No Component	70%						D
Generic	30%		2029	* *	1	\$11,200	В
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2029	* *	1-3	\$24,700	В

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2024	\$38,600	1		В
	Other Observation, Extent: Light,	Area Affected: 100%				
	Location: Power Plant					
	Explanation : Steam Comes From	m Separate Power Pla	nt Building			

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.

Asset #: 14325

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								_
Heat Exchanger	60%			2027	* *	1	\$29,300	В
			Extent : Light, Area	Affected	: 100%			
			lant Building					
		tion : Loca	ted In Power Plant	2022	* *		Φ2 200	
Pres. Reducing Valve/LF	P 40%			2033	* *	5	\$2,300	В
Steam Distribution								
Hot Wtr Piping/Pump	60%			2040	* *	4	\$4,400	В
Steam Piping/Pump	40%	Now	\$6,500	2050	* *	4	\$1,900	В
Steam riping/rump			Extent : Moderate,		fected · 5%	4	\$1,900	Ь
		erioraiing, 1 : Through		111eu 11jj	естей . 570			
Terminal Devices	200000							
Air Handler	40%			2029	* *	1	\$24,400	В
Fan Coil Unit/Heat	30%			2032	* *	1	\$9,600	В
Induction Unit	30%			2033	* *	1	\$9,600	В
Air Conditioning							+,,,,,,,,,,	
Energy Source								
District C.W.	100%			2050	* *	1		В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	a : Power P	lant Building					
	Explana	tion : Chill	ed Water Comes Fr	om Pow	er Plant			
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$7,300	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$60,900	В
Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$99,100	В
			Extent : Light, Area	Affected	: 100%			
		: Power P						
T	Explana	tion : Powe	r Plant Roof					
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$86,900	В
Exhaust Fans	100%			LIFE		2-3	\$80,900	Б
Roof	100%			2029	* *	2	\$3,000	В
Plumbing	10070			2029			\$3,000	ь
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		В
HW Heat Exchanger	100/0			2011				
Low Temp	100%			2044	* *	4	\$14,600	В
20 10mp		ervation. F	Extent : Light, Area		: 100%	•	Ψ11,000	2
			r - Room 191	33 : 21260				
		tion : 2 Un						
Sanitary Piping	* ***	<u> </u>						
Cast Iron	100%			LIFE	* *	1		В
-				-				

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			C
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: 1-8					
	Explanation: 5 Units					
Fire Suppression						
Standpipe	1000/	2050	ale ale	1.5	Φ40. 7 00	ъ
Generic	100%	2050	* *	1-5	\$49,700	В
Sprinkler	100-1					_
Generic	100%	2050	* *	1-2	\$27,600	В
Fire Pump						_
Generic	100%	2037	* *	1	\$18,400	В
Chemical System						
No Component	80%					D
Generic	20%	2022	\$5,100	1-3	\$8,300	В
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: Throughout					
	Explanation : Fire Extingui	shers				

Page: 105

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CUMBERLAND NFCC BLDG B
Address : 100 NORTH PORTLAND AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 36,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 08-Mar-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,239,800	\$108,500
Interior Architecture	\$56,200	
Electrical	\$480,200	\$85,800
Mechanical		\$261,900
Total	\$1,776,200	\$456,200
Priority A	\$1,239,800	\$108,500
Priority B	\$480,200	\$347,700
Priority C	\$56,200	
Total	\$1,776,200	\$456,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$24,800			
Interior Architecture	\$7,500	\$2,500	\$2,600	\$700
Electrical	\$22,200	\$42,500	\$2,900	\$2,800
Mechanical	\$2,800	\$5,900	\$6,100	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,200	\$54,800	\$15,600	\$9,600
Priority A	\$24,800			
Priority B	\$34,200	\$54,800	\$13,000	\$8,900
Priority C	\$2,200		\$2,600	\$700
Total	\$61,200	\$54,800	\$15,600	\$9,600



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

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

HEALTH AND HOSPITALS CORP. - 819 CUMBERLAND NFCC BLDG B

Asset #: 1003

chitecture	Current Repair	Future	Replacement	Maintenance						
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
erior										
Exterior Walls	000/ 11 000/ 0		de de	_	0.40. 7.00					
Masonry: Brick	98% Now \$285,30 Diagonal Cracks, Extent : Moderate Location : Bulkheads		* * d : 5%	5	\$40,700	A				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Throughout									
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20% Location : Bulkheads									
Masonry: Marble	2%	LIFE	* *	5	\$600	A				
Windows										
Steel	100% Now \$660,50 Corrosion/Rusting, Extent: Modera Location: Throughout	ite, Area Affeci		5	\$67,700	A				
	Deteriorated Finish, Extent : Moder	rate, Area Affe	cted : 50%							
	Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
	Location : Throughout	eraie, Area Ajj	eciea : 50%							
Parapets										
Masonry: Brick	90% Now \$97,50 Jnt Mortar Miss/Erod, Extent: Mod Location: Throughout Spalling, Extent: Moderate, Area A Location: Interior Face	lerate, Area A <u>f</u>	* * fected : 50%	5	\$7,000	A				
Masonry: Marble	10% Now \$24,80 Jnt Mortar Miss/Erod, Extent : Mod Location : Coping		* * fected : 50%	5	\$1,000	A				
	Misaligned/Bulging, Extent : Light, Location : Coping At East Parape		: 5%							
	Caulking Deteriorated, Extent: Mo Location: Coping	derate, Area Ą	ffected : 50%							
Roof										
Built-Up (BUR)	100% Now \$196,50 Miss/Damaged Flashings, Extent : I Location : Throughout		* * a Affected : 25%			A				
	Water Penetration, Extent : Modera Location : Various Rooms On Sec		ted : 10%							
	Worn/Eroded, Extent : Moderate, A Location : Throughout	rea Affected : .	50%							

Interior

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

HEALTH AND HOSPITALS CORP. - 819 CUMBERLAND NFCC BLDG B

Asset #: 1003

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,200	C
Ceramic Tile	5%			2030	* *	5	\$1,900	C
Terrazzo	15%			LIFE	* *	5	\$4,400	C
Vinyl Tile	55%			2026	* *	3	\$7,800	C
Vinyl Tile	15%		\$56,200	2031	* *	3	\$2,100	C
			Extent: Moderate	, Area A	ffected : 25%			
	Location	ı : Basemen	nt					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Basemen	nt					
Interior Walls								
Ceramic Tile	4%			2030	* *	5	\$2,500	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,500	C
Glass: Single Pane	2%			LIFE	* *	5	\$1,000	C
Gypsum Board	60%			LIFE	* *	5	\$22,900	C
Metal Panel	2%			LIFE	* *			C
Marble Panels	2%			LIFE	* *			C
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	13%			2026	* *	5	\$4,900	В
AcousTileSusp.Lay-In	40%			2034	* *	5	\$15,100	В
AcousTileSusp.Lay-In	2%	Now	\$5,200	2041	* *	5	\$400	В
	Broken/Missing Elements, Extent: Severe, Area Affected: 50%							
	Location	i : Room B3	32					
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
		i : Room B3						
Exposed Concrete	15%			LIFE	* *	5	\$900	В
Gypsum Board	30%			LIFE	* *	5	\$14,100	В

lectrical	Current Repair	Futur	e Replacement	Maintenance			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts		•				•	
Service Equipment							
Molded Case Bkrs	100%	2021	\$3,200	5	\$800	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: Electrical Room						
	Explanation : No Available Namepla	e Ratings	,				
Switchgear / Switchboard							
Molded Case Bkrs	90%	2021	\$41,900	5	\$700	В	
Molded Case Bkrs	10%	2041	* *	5	\$100	В	
Raceway							
Conduit	90%	2021	\$22,800	1		В	
Conduit	10%	2041	* *	1		В	

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

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

HEALTH AND HOSPITALS CORP. - 819 CUMBERLAND NFCC BLDG B

Asset #: 1003

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Jnder 600 Volts	•							•	
Panelboards									
Molded Case Bkrs	20%			2037	* *	5	\$200	В	
Molded Case Bkrs	80%			2020	\$28,200	5	\$600	В	
Wiring									
Braided Cloth	70%	2-4	\$19,000	2046	* *	1		В	
		Aged, Exte a: Through	ent : Moderate, Are out	a Affecte	ed : 100%				
Thermoplastic	30%			2041	* *	1		В	
Motor Controllers									
Locally Mounted	80%			2034	* *	5	\$200	В	
Locally Mounted	20%			2019	\$4,300	5	7-00	В	
Ground	= = 7.0				7 - ,- 30				
Grounding Devices									
Generic	100%			LIFE	* *	5	\$400	В	
Lighting									
Interior Lighting									
Fluorescent	86%			2026	* *	10	\$19,900	В	
	Other Obs	ervation, E	Extent : Moderate, A		ected : 100%		, , , , , , , ,		
			out The Building	33					
		tion : T-8 L	_						
Fluorescent	10%		1	2021	\$15,600	10	\$2,300	В	
Tuorescent		10% 2021 \$15,600 10 \$2,300 B Other Observation, Extent: Moderate, Area Affected: 100%							
		ı : Basemen		170071	.c.ca . 10070				
		tion : T-12							
HID	<u> 2%</u>	11011.112	Ештрз	2016	\$2,200	10		В	
Incandescent	2%			2021	\$3,100	2		В	
Egress Lighting	500 /			2026	* *	10	Φ2.000	ъ	
Emergency, Battery	50%			2026	* *	10	\$3,000	В	
Exit, Service	50%			2026	* *	1		В	
Exterior Lighting	1000/			2016	412.100	4.0	#100	-	
HID	100%			2016	\$13,100	10	\$100	В	
Alarm									
Security System	1000/			2016	Φ100 c00		ф11 2 00	ъ	
Generic	100%			2016	\$108,600	1	\$11,300	В	
	Other Observation, Extent: Moderate, Area Affected: 100%								
			out The Building	_					
	Explana	tion : CCT	V System Is Functio	nal					
Fire/Smoke Detection					A			_	
Generic	100%			2016	\$371,700	1-3	\$18,600	В	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explana	tion : Fire	Alarm System Is Fu	<u>nctional</u>	<u> </u>				

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

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.

Asset #: 1003

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2031	* *	1		В
		on, Extent : Severe, Are	a Affecte	d : 100%			
	Location: Thre	=					
	Explanation : S	Steam Supplied From A	djacent E	Building " C "			
Conversion Equipment	40		• • • • •			* * * * * * * * * * * * * * * * * * *	_
Heat Exchanger	40%		2030	**	1	\$5,000	В
		on, Extent : Light, Area	Affected	: 25%			
		ement Steam Room					
	Explanation : 2	2 Units					
Pres. Reducing Valve/L	P 60%		2024	\$11,100	5	\$900	В
Steam							
		on, Extent : Light, Area	Affected	: 75%			
		ement Steam Room					
	Explanation : 2	2 Units					
Distribution							
Hot Wtr Piping/Pump	60%		2029	* *	4	\$700	В
Steam Piping/Pump	40%		2031	* *	4	\$700	В
Terminal Devices							
Air Handler	40%		2021	\$64,600	1	\$6,200	В
Convector/Radiator	60%		2026	* *	1	\$4,900	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Ext Pkg Unit -	100%		2021	\$197,400	2	\$1,600	В
Heating/Cooling							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,000	В
Exhaust Fans							
Interior	100%		2021	\$33,100	2	\$800	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2021	\$9,300	4	\$2,500	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
V				_			

Vertical Transport

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 CUMBERLAND NFCC BLDG B

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light	t, Area Affected : 100%	ó			
	Location: B-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2031	* *	1-5	\$12,700	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : CUMBERLAND NFCC BLDG C
Address : 100 NORTH PORTLAND AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 117,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 08-Mar-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$215,400
Interior Architecture		\$52,500
Electrical	\$933,900	\$757,500
Mechanical	\$332,100	\$1,600,600
Total	\$1,266,100	\$2,626,000
Priority A		\$215,400
Priority B	\$1,266,100	\$2,358,100
Priority C		\$52,500
Total	\$1,266,100	\$2,626,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$31,200	\$26,100		\$23,900
Interior Architecture	\$29,900	\$31,900	\$11,200	
Electrical	\$17,200	\$15,300	\$13,700	\$13,600
Mechanical	\$64,300	\$63,200	\$52,900	\$27,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$160,300	\$154,300	\$95,500	\$82,700
Priority A	\$31,200	\$26,100		\$23,900
Priority B	\$126,000	\$128,300	\$84,300	\$58,800
Priority C	\$3,200		\$11,200	
Total	\$160,300	\$154,300	\$95,500	\$82,700



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

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

Asset #: 2727

Total (Years) FV (Yrs) Compared to the content of the cont	Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
Masonry: Brick Recent Repair Evident, Extent : Light, Area Affected : 25% LIFE 8 * 5 S130,300 A	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Masonry: Brick 75% LIFE ** 5 \$130,300 A									
Metal/Glass Curt Wall		5.5 04				de de	_	#120 200	
Metal/Glass Curt Wall 15% LIFE 10% 5 \$48,900 A	Masonry: Brick						5	\$130,300	A
Metal Panel 3% 2041 ** 5-10 \$35,800 A		-		_	rea Affed	cted : 25%			
Metal Panel 3% 2041 ** 5-10 \$35,800 A	Metal/Glass Curt Wall	15%			LIFE	* *	5	\$48,900	A
Granite Panels 2%		-			Area Affo	ected : 100%			
Granite Panels 2%	Metal Panel	3%			2041	* *	5-10	\$35,800	A
Window Wall 5% 2041 ** 5 \$32,600 A						* *			
Windows Aluminum 90% 2043 ** 5 \$32,000 A	Window Wall					* *			A
Aluminum								· / /	
Glass Block Switch Switc		90%			2043	* *	5	\$32,000	A
Glass Block 5%		Recent Rep		_		ected : 100%		7,	
Metal Louvers 5% 2030 ** 10	Glass Block				I IEE	* *	5	\$1.100	Λ
Parapets Masonry: Brick 90% LIFE ** 5 \$9,300 A						* *			
Masonry: Brick 90%		370			2030		10	\$11,100	A
Metal Rail 7% 2038 ** 5-10 \$13,100 A		00%			LIEE	* *	5	\$0.300	Λ
Metal Rail	Masoniy. Blick	Recent Rep		_		cted : 25%	3	\$9,300	Α
Pre-Cast Concrete 3%	Motal Pail		. Through) iii	2038	* *	5 10	\$12.100	Λ
Roof Built-Up (BUR) 75% 2029 ** 10 \$36,300 A Plaza Roof: Stone Panels 25% Now \$31,200 2047 ** * *									
Built-Up (BUR) 75% 2029 ** 10 \$36,300 A		370			LIII-E		3	\$2,000	A
Plaza Roof: Stone Panels 25% Now \$31,200 2047 *** Yuster Penetration, Extent : Moderate, Area Affected : 15% Location : Over Basement		750/			2020	* *	10	\$26,200	Λ
Water Penetration, Extent : Moderate, Area Affected : 15% Location : Over Basement			Now	\$21,200			10	\$30,300	
Terrior Terrazzo 15% LIFE ** 5 \$27,900 C	Piaza Roof: Stoffe Paffel								A
Televistr Tele					<i>trea А</i> јје	ciea : 15%			
Cast in Place Concrete	terior	Locuiton	. Over Bas	emeni					
Ceramic Tile 5% 2030 ** 5 \$6,400 C Terrazzo 15% LIFE ** 5 \$15,000 C Vinyl Tile 15% 2029 ** 3 \$7,200 C Vinyl Tile 55% 2026 ** 3 \$26,400 C Interior Walls Concrete Masonry Unit 10% LIFE ** 5 \$9,500 C Glass Block 5% LIFE ** C C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C C Metal Panel 5% LIFE ** C C Metal Panel 5% LIFE ** C C Granite Panels 3% LIFE ** C C Plaster 17% LIFE ** 5 \$12,100 C									
Ceramic Tile 5% 2030 ** 5 \$6,400 C Terrazzo 15% LIFE ** 5 \$15,000 C Vinyl Tile 15% 2029 ** 3 \$7,200 C Vinyl Tile 55% 2026 ** 3 \$26,400 C Interior Walls LIFE ** 5 \$9,500 C Glass Block 5% LIFE ** C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C C Metal Panel 5% LIFE ** C C Metal Panel 5% LIFE ** C C Granite Panels 3% LIFE ** C C Plaster 17% LIFE ** 5 \$12,100 C	Cast in Place Concrete	10%			LIFE	* *	5	\$27,900	C
Terrazzo 15% LIFE ** 5 \$15,000 C Vinyl Tile 15% 2029 ** 3 \$7,200 C Vinyl Tile 55% 2026 ** 3 \$26,400 C Interior Walls LIFE ** 5 \$9,500 C Glass Block 5% LIFE ** C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C C Metal Panel 5% LIFE ** C C Metal Panel 5% LIFE ** C C Granite Panels 3% LIFE ** C C Plaster 17% LIFE ** 5 \$12,100 C	Ceramic Tile	5%			2030	* *			
Vinyl Tile 15% 2029 ** 3 \$7,200 C Vinyl Tile 55% 2026 ** 3 \$26,400 C Interior Walls Concrete Masonry Unit 10% LIFE ** 5 \$9,500 C Glass Block 5% LIFE ** C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C C Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C						* *	5		
Vinyl Tile 55% 2026 ** 3 \$26,400 C Interior Walls LIFE ** 5 \$9,500 C Concrete Masonry Unit 10% LIFE ** 5 \$9,500 C Glass Block 5% LIFE ** 5 \$52,500 C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C						* *			
Interior Walls						* *			
Concrete Masonry Unit 10% LIFE ** 5 \$9,500 C Glass Block 5% LIFE ** C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C								, ,,	
Glass Block 5% LIFE ** C Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C		10%			LIFE	* *	5	\$9.500	C
Gypsum Board 37% LIFE ** 5 \$52,500 C Masonry: Brick 3% LIFE ** C Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C						* *		<i>\$7,230</i>	
Masonry: Brick 3% LIFE ** C Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C						* *	5	\$52,500	
Metal Panel 5% LIFE ** C Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C	• •					* *	J	Ψ 22, 230	
Metal Panel 5% LIFE ** C Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C	•					* *			
Granite Panels 3% LIFE ** C Plaster 17% LIFE ** 5 \$12,100 C						* *			
Plaster 17% LIFE ** 5 \$12,100 C						* *			
						* *	5	\$12 100	
	SGFT/Glazed Masonry	15%			LIFE	* *	5	Ψ12,100	C

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.

Asset #: 2727

Architecture	Current Ro	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	15% Now	\$26,700	2038	* *	5	\$9,600	В
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Vacant Area On Fifth Floor Water Penetration, Extent: Moderate, Area Affected: 10% Location: Vacant Area On Fifth Floor						
AcousTileSusp.Lay-In	50%		2026	* *	5	\$63,900	В
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Basement Near Room 041						
Exposed Concrete	15%		LIFE	* *	5	\$3,000	В
Metal Panel	10%		LIFE	* *	5	\$16,000	В
Plaster	10%		LIFE	* *	5	\$8,000	В

lectrical	Current Rep	pair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2021	\$29,900	5	\$500	В
	Other Observation, Exte		rea Affe	ected : 100%			
	Location : Electrical I						
	Explanation : Main Se	rvice Protector I	Rated @	4000 Amperes			
Transformers							
Dry Type	100%		2026	* *	5	\$400	В
	Other Observation, Exte		rea Affe	ected : 100%			
	Location : Electrical I						
	Explanation: 150 K V	' A Nameplate Ro	ıting				
Switchgear / Switchboard							
Air Circuit Breaker	100%		2021	\$93,200	5	\$500	В
Raceway							
Conduit	90%		2021	\$98,400	1		В
Conduit	10%		2041	* *	1		В
Panelboards							
Molded Case Bkrs	10%		2037	* *	5	\$300	В
Molded Case Bkrs	90%		2020	\$84,700	5	\$2,300	В
Wiring							
Braided Cloth	65% 2-4	\$82,300	2046	* *	1		В
	Insulation Aged, Extent	: Moderate, Area	a Affecte	ed: 100%			
	Location: Throughout	t					
Thermoplastic	10%		2041	* *	1		В
Thermoplastic	25%		2031	* *	1		В
Motor Controllers							
Locally Mounted	10%		2019	\$12,600	5	\$100	В
Locally Mounted	30%		2034	* *	5	\$200	В
Motor Control Center	40%		2034	* *	5	\$1,100	В
Motor Control Center	20%		2019	\$26,600	5	\$500	В

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.

Asset #: 2727

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground		•				•
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,400	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2019	\$11,300	1	\$29,800	В
Generators						_
Diesel	100%	2017	\$76,500	1	\$37,400	В
	Other Observation, Extent : Modere	ate, Area Affeci	ted : 100%			
	Location: Generator Room					
	Explanation : Rated @ 200 K W					
Batteries	1000/	2015	Φ 7 00	-	Φ2.600	ъ
Lead/Acid	100%	2015	\$700	5	\$3,600	В
Fuel Storage	100-1					_
Not Accessible	100%					D
Lighting						
Interior Lighting	100/	2021		4.0	01.1.100	-
Fluorescent	18%	2021	\$95,000	10	\$14,100	В
	Other Observation, Extent : Modera	ate, Area Affeci	ted: 100%			
	Location: Basement					
	Explanation: T-12 Lamps					
Fluorescent	80%	2026	* *	10	\$62,600	В
	Other Observation, Extent : Modera		ted : 100%			
	Location : Throughout The Buildi	ng				
	Explanation: T-8 Lamps					
HID	2%	2021	\$7,400	10	\$100	В
Egress Lighting						
Emergency, Service	50%	2026	* *	1		В
Exit, Service	50%	2026	* *	1		В
Alarm						
Security System						
Generic	100%	2021	\$346,900	1	\$36,100	В
	Other Observation, Extent : Modera		ted : 100%			
	Location: Throughout The Buildi	_				
	Explanation: CCTV And Intrusion	n Alarm Systen	is Are Functiona	<u>l</u>		
Fire/Smoke Detection	10-1					_
No Component	40%		*=		. :	D
Generic	60%	2016	\$712,500	1-3	\$35,700	В
	Other Observation, Extent : Modera		ted : 60%			
	Location: Throughout The Buildi					
	Explanation : Fire Alarm System	Is Functional				

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

Heating

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

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

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

Asset #: 2727

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 6	100%			2031	* *	5	\$26,400	В
Conversion Equipment								
Steam Boiler	100%		\$12,300	2019	\$617,200	1	\$76,200	В
	-	_	nt : Severe, Area Aj	-				
			ter Feed Valves, B					
			Extent : Light, Area	Affected	: 100%			
			ıt Boiler Room					
	Explana	tion : 3 Un	its					
Distribution	=0		*= 4 400		de de			_
Hot Wtr Piping/Pump	70%		\$71,400	2029	* *	4	\$3,000	В
			evere, Area Affecte					
			it & Penthouse M E					
	_		evere, Area Affecte					
			o Tank In Boiler Ro					
Steam Piping/Pump	30%		\$7,800	2031	* *	4	\$1,300	В
			Extent : Moderate,	Area Aff	fected : 10%			
	Location	ı : Through	out					
Terminal Devices								
Air Handler	40%			2021	\$218,800	1	\$21,200	В
Convector/Radiator	50%			2026	* *	1	\$13,800	В
Fan Coil Unit/Heat	10%			2021	\$151,900	1	\$2,800	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2024	\$232,500	1	\$78,600	В
Window/Wall Unit	5%			2016	\$10,400	1		В
No Component	10%							D
Distribution						_		_
Chilled Wtr Pipe/Pump	85%		\$37,900	2031	* *	4	\$3,600	В
			evere, Area Affecteo	d: 20%				
		ı : Basemer	1 <i>t</i>					
No Component	15%							D
Terminal Devices								
Air Handler/Cool/Ht	85%			2021	\$329,700	1	\$44,900	В
No Component	15%							D
Heat Rejection								
Water Cool Tower	85%			2015	\$222,800	2	\$73,000	В
No Component	15%							D
Ventilation								
Distribution	1005				a. ·	2.5	Φ.1 	ъ
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,600	В
Exhaust Fans				0001	A # 0 . 4 0 =	~	AC 10 =	
Interior	80%			2021	\$50,400	2	\$2,100	В
Roof	20%			2021	\$16,100	2	\$500	В

Plumbing

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

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2031	* *	1		В
Galv Iron/Steel	40%	0-2	\$2,400	2026	* *	1		В
	Corroded,	Extent : Se	evere, Area Affecte	d: 50%				
	Location	: Near Ho	t Water Converters	In Base	ment			
HW Heat Exchanger								
Low Temp	100%			2021	\$31,500	4	\$8,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2015	\$6,500	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$1,300	В
Backflow Preventer								
Generic	100%			2021	\$9,800	1	\$5,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obse	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: B-6						
	Explanati	ion : 3 Un	its					
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$43,100	В
Sprinkler								
No Component	95%							D
Generic	5%	Now	\$1,200	2031	* *	1-2	\$1,000	В
			evere, Area Affecte	1:5%				
	Location	: Basemer	at Hallway					

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H

Address : 79-01 BROADWAY

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 132,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 06-Jan-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$119,000
Interior Architecture	\$38,200	\$294,500
Electrical	\$99,300	
Total	\$137,500	\$413,500
Priority A		\$119,000
Priority B	\$137,500	\$38,200
Priority C		\$256,300
Total	\$137,500	\$413,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$6,800		\$17,300	\$7,000
Interior Architecture	\$13,600	\$10,100		\$13,600
Electrical	\$6,100	\$5,100	\$5,200	\$7,500
Mechanical	\$18,500	\$17,900	\$39,100	\$25,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$56,900	\$44,900	\$73,500	\$65,300
Priority A	\$6,800		\$17,300	\$7,000
Priority B	\$36,500	\$34,800	\$56,200	\$44,600
Priority C	\$13,600	\$10,100		\$13,600
Total	\$56,900	\$44,900	\$73,500	\$65,300



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

Exterior Exterior Exterior Exterior Exterior Exterior Exterior Walls	Architecture		Current Repair		Future Replacement		Maintenance		
Masonry: Brick 85%	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Masonry: Brick 85%									
Metal Panel 3% 2042 ** 5-10 \$12,700 Window Wall 12% 2042 ** 5 \$27,700 Window Wall 12% 2042 ** 5 \$27,700 Windows									
Window Wall 12% 2042 ** 5 \$27,700									A
Windows									A
Aluminum 95% 2038 ** 5 \$14,000 Glass Block 3% LIFE ** 5 \$300 Metal Louvers 2% 2031 ** 10 \$1,800 Parapets Masonry: Brick 95% LIFE ** 5 \$6,600 Masonry: Limestone 5% LIFE ** 5 \$400 Parapets Metal Panel 5% 2035 ** 10 \$66,800 Modified Bitumen 90% 2030 ** 10 \$66,800 Modified Bitumen 90% 2035 ** 10 \$66,600 Modified Bitumen 90% 2035 ** 1 Sloped Glazing 3% LIFE ** 5 \$29,600 Modified Bitumen 90% 2035 ** 5 \$29,600 Modified Bitumen 90% 2035 ** 5 \$29,600 Modified Bitumen 90% 2021 \$33,600 3 \$10,900 Modified Bitumen 80% 2021 \$33,600 3 \$10,900 Modified Bitumen 80% 2021 \$33,600 3 \$10,900 Modified Bitumen 80% 2031 ** 5 \$11,900 Modified Bitumen 80% 2027 ** 3 \$43,700 Modified Bitumen 80% 2027 ** 3 \$43,700 Modified Bitumen 80% 2031 ** 5 \$14,700 Modified Bitumen 80% 2031 ** 5 \$14,700 Modified Bitumen 80% LIFE ** 5 \$13,700 Modified Bitumen 80% LIFE ** 5 \$11,000 Modified Bitumen 80% LIFE		12%			2042	* *	5	\$27,700	A
Glass Block 3%									
Metal Louvers 2% 2031 ** 10 \$1,800 Parapets									A
Parapets									A
Masonry: Brick 95%	Metal Louvers	2%			2031	* *	10	\$1,800	A
Masonry: Limestone 5%									
Roof Metal Panel 5% 2035 ** 10 \$6,800 Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout	•					* *		. ,	A
Metal Panel 5% 2035 ** 10 \$6,800 Modified Bitumen 90% 2030 ** 10 \$66,600 Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout Location : Throughout		5%			LIFE	* *	5	\$400	A
Modified Bitumen									
Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout						* *			A
Location : Throughout Skylight, Plastic 2% 2035 ** 1	Modified Bitumen						10	\$66,600	A
Sloped Glazing 3%			-	_	Area Aff	ected : 100%			
Sloped Glazing 3%	Skylight, Plastic	2%			2035	* *	1		A
Interior		3%				* *		\$29,600	A
Carpet 5% 2021 \$33,600 3 \$10,900 Cast in Place Concrete 5% LIFE ** 5 \$11,900 Ceramic Tile 5% 2031 ** 5 \$5,500 Terrazzo 5% LIFE ** 5 \$4,300 Vinyl Tile 80% 2027 ** 3 \$43,700 Interior Walls Ceramic Tile 3% 2031 ** 5 \$14,700 Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings Acous Tile Susp. Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE ** 5 \$76,400								·	
Cast in Place Concrete 5% LIFE ** 5 \$11,900 Ceramic Tile 5% 2031 ** 5 \$5,500 Terrazzo 5% LIFE ** 5 \$4,300 Vinyl Tile 80% 2027 ** 3 \$43,700 Interior Walls Ceramic Tile 3% 2031 ** 5 \$14,700 Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE ** 5 \$76,400		5 0/			2021	\$22,600	2	¢10.000	C
Ceramic Tile 5% 2031 ** 5 \$5,500 Terrazzo 5% LIFE ** 5 \$4,300 Vinyl Tile 80% 2027 ** 3 \$43,700 Interior Walls Ceramic Tile 3% 2031 ** 5 \$14,700 Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE ** 5 \$76,400	*								C
Terrazzo 5% LIFE ** 5 \$4,300 Vinyl Tile 80% 2027 ** 3 \$43,700 Interior Walls Ceramic Tile 3% 2031 ** 5 \$14,700 Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE ** 5 \$76,400									C
Vinyl Tile 80% 2027 ** 3 \$43,700 Interior Walls Ceramic Tile 3% 2031 ** 5 \$14,700 Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE **									C
Interior Walls Ceramic Tile 3% 2031 ** 5 \$14,700 \$14,700 \$1									C C
Ceramic Tile 3% 2031 ** 5 \$14,700 Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE **		80%			2027		3	\$43,700	C
Concrete Masonry Unit 7% LIFE ** 5 \$13,700 Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE **		3%			2031	* *	5	\$14.700	C
Glass: Single Pane 3% LIFE ** 5 \$11,000 Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel 70% 2035 ** 5 \$76,400 LIFE ** ** ** **						* *			C
Gypsum Board 87% LIFE ** 5 \$256,300 Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE **	•								C
Ceilings AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE **						* *			C
AcousTileSusp.Lay-In 70% 2035 ** 5 \$76,400 Exposed Struc: Steel 10% LIFE **		07/0			LILE			Ψ230,300	
Exposed Struc: Steel 10% LIFE **		70%			2035	* *	5	\$76.400	В
							5	Ψ/0,400	В
CANDELLID BOSTO 111% LIBB *** \$ \$13.600	Gypsum Board	10%			LIFE	* *	5	\$13,600	В
	• 1					* *			В

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts	•						
Raceway							
Conduit	100%		2042	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2038	* *	5	\$2,900	В
Wiring							
Thermoplastic	100%		2042	* *	1		В

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

Electrical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				
Motor Controllers						
Not Accessible	100%					D
Lighting						
Interior Lighting						
Fluorescent	100%	2027	* *	10	\$99,300	В
	Other Observation, Extent : Mo		90%			
	Location : Throughout The Bi	=				
	Explanation: T-8 And Cfl La	mps				
Egress Lighting						
Exit, Service	100%	2027	* *	1		В
Exterior Lighting						
HID	50%	2027	* *	10	\$200	В
No Component	50%					D
Alarm						
Security System						
No Component	50%					D
Generic	50%	2027	* *	1	\$20,300	В
	Other Observation, Extent : Mo	derate, Area Affected : 10	90%			
	Location: Hallways					
	Explanation : CCTV Surveilla	nce Camera System				
Fire/Smoke Detection						
No Component	50%					D
Generic	50%	2027	* *	1-3	\$34,400	В
	Other Observation, Extent : Mo	derate, Area Affected : 10	90%			
	Location: Hallways					
	Explanation : Strobe Lights, M	Ianual Pull Station And A	Alarm Bell	S		

Mechanical	Current R	epair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating									
Distribution									
Hot Wtr Piping/Pump	50%		2038	* *	4	\$2,700	В		
	Other Observation, E.	xtent : Light, Area A	Affected	: 100%					
	Location: Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Bldg								
	Explanation: Hot W	ater And Steam Fo	r Heatir	ng From Main Bldg	g				
Steam Piping/Pump	50%		2042	* *	4	\$2,700	В		
Terminal Devices							,		
Air Handler	50%		2027	* *	1	\$33,500	В		
Convector/Radiator	50%		2035	* *	1	\$17,500	В		
Air Conditioning									
Energy Source									
Electricity	100%		2038	* *	1		В		
Conversion Equipment									
Window/Wall Unit	10%		2020	\$26,500	1		В		
No Component	90%						D		

 $[\]label{lem:maintenance} \textit{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

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Distribution							
Chilled Wtr Pipe/Pump	100%		2042	* *	4	\$5,300	В
		Extent : Light, Area	Affected	! : 100%			
	Location : Baseme						
	Explanation : Chi	lled Water From Ma	in Bldg				
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	* *	1	\$67,000	В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$60,400	В
Exhaust Fans							
Interior	10%		2027	* *	2	\$300	В
Roof	90%		2027	* *	2	\$3,000	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
•	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	Location: 1,2,3						
	Explanation: Thr	ee Units					
Fire Suppression							
Standpipe							
Generic	100%		2042	* *	1-5	\$56,700	В
Sprinkler						•	
Generic	100%		2042	* *	1-2	\$30,400	В

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : ELMHURST HOSPITAL STAFF HOUSE

Address : 79-01 BROADWAY

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 72,960 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 06-Jan-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,6,4,8,9

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$833,900	\$135,800
Interior Architecture		\$340,100
Electrical	\$65,000	\$291,600
Mechanical		\$153,900
Total	\$898,800	\$921,400
Priority A	\$833,900	\$135,800
Priority B	\$65,000	\$445,500
Priority C		\$340,100
Total	\$898,800	\$921,400

Total	\$37,800	\$37,400	\$110,800	\$30,900
Priority C	\$1,600	\$6,800		\$1,600
Priority B	\$34,300	\$30,700	\$87,300	\$29,200
Priority A	\$1,800		\$23,400	
Total	\$37,800	\$37,400	\$110,800	\$30,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$3,800	\$4,900	\$44,800	\$2,900
Electrical	\$8,800	\$8,100	\$18,100	\$8,500
Interior Architecture	\$5,600	\$6,800	\$6,600	\$1,600
Exterior Architecture	\$1,800		\$23,400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4112

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	0.004				de de	_	\$ 50.400	
Masonry: Brick	90%	2.4	Φ1 72 (00	LIFE	* *	5	\$68,100	A
Window Wall	10%	2-4	\$173,600 at : Moderate, Area	2042		5	\$14,200	A
		ation, Exter 1 : Solariun		і Ајјестеа	1:23%			
			ı d, Extent : Modera	ite Area	Affected : 25%			
		ı : Solariun		ne, 111ea	ngjeciea . 2570			
			Extent : Moderate	. Area A	ffected : 50%			
		ı : Solariun		, 11, 00, 11,	yeered . Ee, o			
Windows								
Aluminum	40%			2044	* *	5	\$7,200	A
Steel	60%	Now	\$660,300	2047	* *	5	\$67,700	A
	Air Infiltr	ation, Exter	it : Moderate, Area	Affectea	l : 50%			
	Location	ı : Through	out					
		_	xtent : Moderate, A	Area Affe	cted : 25%			
	Location	ı : Through	out					
	-		Extent : Moderate	e, Area A	ffected : 50%			
	Location	ı : Through	out					
Parapets						_		
Masonry: Brick	90%			LIFE	* *	5	\$2,900	A
Masonry: Limestone	5%			LIFE	* *	5	\$200	A
Metal Rail	5%			2035	* *	5-10	\$3,000	A
Roof	1.000/			2027	* *	10	¢22.400	
Modified Bitumen	100%			2027	* *	10	\$23,400	A
Interior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	C
Ceramic Tile	5%			2031	* *	5	\$2,600	C
Vinyl Tile	65%			2022	\$340,100	3	\$12,800	C
Vinyl Tile Vinyl Tile	25%			2030	**	3	\$6,600	C
Interior Walls	2370			2030			φο,σσσ	
Ceramic Tile	5%			2031	* *	5	\$2,300	C
Fiberglass Panel	7%			LIFE	* *	5	Ψ2,300	Č
Glass: Single Pane	3%			LIFE	* *	5	\$1,000	Č
Gypsum Board	20%			LIFE	* *	5	\$5,600	Č
Gypsum Board	7%			LIFE	* *	5	\$1,900	C
Plaster	38%			LIFE	* *	5	\$5,300	C
SGFT/Glazed Masonry	20%			LIFE	* *		. ,	C
Ceilings								
AcousTileSusp.Lay-In	25%			2027	* *	5	\$13,200	В
AcousTileSusp.Lay-In	15%			2035	* *	5	\$7,900	В
Exposed Concrete	25%			LIFE	* *	5	\$2,100	В
Plaster	35%			LIFE	* *	5	\$11,500	В

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.

Asset #: 4112

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Service Equipment						
Air Circuit Breaker	100%	2032	* *	5	\$300	В
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Basement	1 D : 10 20				
0.1.1	Explanation: Power Circuit Bred	aker Rated @ 20	00 Amperes			
Switchgear / Switchboard Molded Case Bkrs	1000/	2022	* *	5	¢1 600	В
	100%	2032		3	\$1,600	В
Raceway Conduit	900/	2022	¢57,000	1		D
Conduit	80% 20%	2022	\$57,000 * *	1 1		B B
Panelboards	20%	2032		1		Б
Molded Case Bkrs	80%	2021	\$42,400	5	\$1,300	В
Molded Case Bkrs	20%	2021	\$42,400 * *	<i>5</i>	\$300	В
Wiring	2070	2030	•	3	\$300	ט
Braided Cloth	80% 2-4 \$65,0	000 2047	* *	1		В
Braided Cloth	Insulation Aged, Extent: Moderate		. 100%	1		ъ
	Location: Throughout	., mea mjecica .	10070			
Thermonlestic	20%	2032	* *	1		В
Thermoplastic Motor Controllers	20%	2032		1		Б
Locally Mounted	60%	2020	\$39,900	5	\$200	В
Locally Mounted	40%	2027	**	5	\$200 \$200	В
Ground	4070	2021			Ψ200	
Grounding Devices						
Not Accessible	100%					D
Stand-by Power	2007					
Transfer Switches						
Automatic	100%	2039	* *	1	\$18,400	В
Lighting					•	
Interior Lighting						
Fluorescent	30%	2027	* *	10	\$9,700	В
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Corridors					
	Explanation: T-8 Lamps					
Fluorescent	70%	2022	\$152,300	10	\$22,600	В
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Throughout The Build	ing				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Service	50%	2030	* *	1		В
Exit, Service	50%	2022	\$3,000	1		В
Exterior Lighting						
Fluorescent	25%	2022	\$9,200	10	\$1,400	В
HID	25%	2022	\$6,500	10		В
No Component	50%					D

Alarm

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.

Asset #: 4112

Electrical	Current Repair	Future Replacement	nt	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
Generic	100%	2027	* *	1	\$22,300	В
	Other Observation, Extent: Moderate,	Area Affected: 100%				
	Location: Throughout The Building					
	Explanation : CCTV Surveillance Ca	mera System				
Fire/Smoke Detection						
Generic	100%	2027	* *	1-3	\$38,000	В

Mechanical	C	urrent Repair	rent Repair Futur		M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution	1000/		2022	de de		Φ2 500	
Steam Piping/Pump	100%		2032	**	4	\$2,600	В
		vation, Extent : Light, Area			14 : DI	,	
		Boiler Room And Pressure		g Valve Located In	Main Bl	dg	
	Explanation	n : Steam From Main Bldg					
Terminal Devices	1.00/		2022	ф 22 500	1	Ф2 200	D
Air Handler	10%	- Entract Links Amer ACC	2022	\$22,500	1	\$2,200	В
		e, Extent : Light, Area Affo	ectea : 10	0%			
	Location : I	ва <i>ѕетеп</i> т					
Convector/Radiator	90%		2027	* *	1	\$10,300	В
Air Conditioning							
Energy Source	4.00						_
Electricity	100%		2030	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	20%		2023	\$107,700	2	\$400	В
Ext Pkg Unit - Cooling	20%		2027	* *	2	\$400	В
Window/Wall Unit	40%		2017	\$34,400	1		В
No Component	20%						D
Heat Rejection							
Remote Air Cond	20%		2027	* *	2	\$4,900	В
No Component	80%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$19,600	В
Exhaust Fans							
Interior	100%		2022	\$46,200	2	\$1,100	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2027	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2032	* *	4	\$5,200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В

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.

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Ex Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location : One In Each	h Wing 1 to 8				
	Explanation: Two Uni	its				
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$18,400	В
Sprinkler						
No Component	90%					D
Generic	10%	2042	* *	1-2	\$1,000	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER

Address : 79-01 BROADWAY

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 858,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 06-Jan-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,7,9,10,11,ph

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,723,000	\$1,407,500
Interior Architecture	\$339,100	\$1,552,300
Electrical	\$362,000	\$5,151,900
Mechanical	\$1,711,300	\$12,477,700
Total	\$4,135,400	\$20,589,500
Priority A	\$1,723,000	\$1,407,500
Priority B	\$2,317,000	\$18,273,700
Priority C	\$95,400	\$908,200
Total	\$4,135,400	\$20,589,500

Total	\$644,800	\$583,200	\$726,600	\$740,900
Priority C	\$116,600	\$25,900		\$90,700
Priority B	\$494,900	\$557,300	\$726,600	\$621,900
Priority A	\$33,200			\$28,300
Total	\$644,800	\$583,200	\$726,600	\$740,900
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
Mechanical	\$182,300	\$267,500	\$416,200	\$336,600
Electrical	\$145,800	\$123,000	\$117,700	\$118,500
Interior Architecture	\$116,600	\$25,900	\$25,900	\$90,700
Exterior Architecture	\$33,200			\$28,300
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Type	rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
Exterior Walls Masonny: Brick 45%	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Masonry: Brick	xterior								
Masonry: Brick 45%									
Metal Panel 2% 2048 ** 5-10 \$69,100 A Window Wall 3% 2048 ** 5 \$56,500 A Window Wall 3% 2048 ** 5 \$56,500 A Windows	•								
Windows									
Windows Aluminum 92% 2044 ** 5 \$245,400 A Aluminum 55% Now \$669,700 2047 ** 5 \$6,700 A Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Throughout 6th Floor Steel 3% Now \$487,700 2047 ** 5 \$50,000 A Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Basement Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% Location : Basement Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Basement Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Basement Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Five Story Wing Of Section D Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : Five Story Wing Of Section D Miss/Damaged Copings, Extent : Moderate, Area Affected : 100% Location : Over Penthouse Of Section C Masonry: Brick 30% LIFE ** 5 \$16,000 A Masonry: Brick 40% LIFE ** 5 \$21,300 A Masonry: Brick 40% LIFE ** 5 \$3,300 A Miss/Damaged Coping At Section D Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Coping At Section D Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Coping At Section D Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Coping At Section D Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Coping At Section D Location : C									
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Location: Coping At Section D									
					.,	JJ			
METAL KALL XW 7035 ** 5-10 \$76 UND A	Metal Rail	8%	1 0		2035	* *	5-10	\$76,900	A
Metal Rail 2% 2039 ** 5-10 \$19,200 A						* *			

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

Asset #: 68

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Roof	100/ Name	¢1.60.000	2022	* *			A
Built-Up (BUR)	Location: Elevator Section Water Penetration, E Location: Over Ge Worn/Eroded, Extens	hings, Extent : Moderc Penthouse Over 12 F Extent : Moderate, Are	Floor C va Affe d : 20%	ea Affected : 10% Of Section C And G cted : 10%	enerator	Room Over F	A
Modified Bitumen	15%	· · · · · · · · · · · · · · · · · · ·	2022	\$338,900	10	\$44,900	A
	-	ctent : Moderate, Area th Floor Of Section D		ted : 20%			
Modified Bitumen	5%		2030	* *	10	\$15,000	A
Modified Bitumen	20%	, ·	2027	* *	10	\$59,900	A
Panel/Paver: Cer/Brk	5%	<i>'</i>	2022	\$205,600	10	\$20,000	A
Single Ply Membrane	13%	<i>'</i>	2027	* *	10	\$38,900	Α
Single Ply Membrane	30%	<u>'</u>	2027	* *	10	\$89,900	A
	Gravel/Stone Ballast	, Extent : Moderate, A	rea Aj	ffected : 100%			
	Location: Over Se	ctions A And B Facin	g Sout	h Side			
Skylight, Metal/Glass	2%	· .	2042	* *	10	\$20,000	Α
Interior							
Floors							
Cast in Place Concrete	10%	J	LIFE	* *	5	\$226,800	C
Ceramic Tile	5%	•	2031	* *	5	\$51,800	C
Ceramic Tile	5%		2025	* *	5	\$51,800	C
Sheet Vinyl/Rubber	5%		2032	* *	5	\$77,800	C
•	Other Observation, I	Extent : Moderate, Are	ea Affe	cted : 100%			
	Location : Pediatri	c Emergency Room					
	Explanation: Rece	nt Installation					
Terrazzo	5%		LIFE	* *	5	\$40,500	С
Vinyl Tile	37%		2027	* *	3	\$191,800	C
Vinyl Tile	33%		2030	* *	3	\$171,100	C
Interior Walls						· · · · · · · · · · · · · · · · · · ·	
Ceramic Tile	10%	,	2031	* *	5	\$113,100	C
Concrete Masonry Unit	10%	Ţ	LIFE	* *	5	\$45,200	C
Glass: Single Pane	5%	Ţ	LIFE	* *	5	\$42,400	C
Gypsum Board	25%	Ţ	LIFE	* *	5	\$169,600	C
Gypsum Board	5%		LIFE	* *	5	\$33,900	C
••	Recent Construction, Location : Pediatri	Extent : Light, Area A c Emergency Wing	Affecte	d : 100%			
Gypsum Board	3%		LIFE	* *	5	\$20,400	С
				* *	5		Č
Gypsum Board	27%	Ĺ	LIFE	* *	3	\$183,200	C

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.

Asset #: 68

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2027	* *	5	\$259,200	В
AcousTileSusp.Lay-In	22%			2035	* *	5	\$228,100	В
AcousTileSusp.Lay-In	5%			2042	* *	5	\$51,800	В
	Recent Cor	istruction,	Extent : Light, Are	a Affecte	ed : 100%			
	Location	: Pediatrio	c Emergency Room					
AcousTileSusp.Lay-In	23%			2039	* *	5	\$238,500	В
Exposed Concrete	5%			LIFE	* *	5	\$8,100	В
Exposed Struc: Steel	5%			LIFE	* *			В
Metal Panel	5%			LIFE	* *	5	\$64,800	В
Plaster	15%			LIFE	* *	5	\$97,200	В

ectrical	Current Repair	Future	e Replacement	M	aintenance				
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
der 600 Volts									
Service Equipment									
Air Circuit Breaker	50%	2022	\$79,600	5	\$1,800	В			
	Other Observation, Extent:	, 33							
	Location : Electrical Roon		•)					
	Explanation : Main Service	e Switches Rated @ 2	2-4000 Amperes						
Fused Disc Sw	50%	2042	* *	5	\$1,600	В			
	Other Observation, Extent:		cted : 100%						
	Location: Electrical Room								
	Explanation : Main Service	e Switches Rated @ 1	l-2000 Amperes Ai	nd 2-160	0 Amperes				
Transformers									
Dry Type	50%	2039	* *	5	\$1,300	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : 41st Street Electrical Room								
	Explanation: Rated @ 225								
Dry Type	50%	2020	\$7,300	5	\$1,300	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Baxter/Broady	•							
	Explanation: Rated @ 400) Kva							
Switchgear / Switchboard									
Air Circuit Breaker	50%	2022	\$248,500	5	\$1,800	В			
Air Circuit Breaker	5%	2048	* *	5	\$200	В			
Fused Disc Sw	45%	2042	* *	5	\$1,400	В			
Raceway									
Busway	10%	2020	\$70,200	1		В			
Conduit	40%	2022	\$280,600	1		В			
Conduit	50%	2042	* *	1		В			
Panelboards									
Fused Disc Sw	10%	2021	\$70,600	5	\$1,600	В			
Molded Case Bkrs	50%	2021	\$353,100	5	\$9,300	В			
Molded Case Bkrs	40%	2038	* *	5	\$7,500	В			

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.

Asset #: 68

Electrical	Current Repair	Future Repla	cement	Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost Cycle (Yrs		Priority Code			
Under 600 Volts								
Wiring	200/ 2.4 \$229.1	00 2047	** 1		D			
Braided Cloth	30% 2-4 \$238,1		1		В			
	Insulation Aged, Extent : Moderate Location : Old Section Of The Bu		/ 0					
Busway	10%	2020	\$79,400 1		В			
Thermoplastic	60%	2042	* * 1		В			
Motor Controllers								
Locally Mounted	20%	2020	5266,100 5	\$900	В			
Motor Control Center	40%	2020	5532,100 5	\$7,700	В			
Motor Control Center	40%	2035	** 5	\$7,700	В			
Ground								
Grounding Devices								
Generic	100%	LIFE	** 5	\$10,400	В			
Stand-by Power								
Transfer Switches	550	2020	at at a	φ4 < 2. Π 00				
Automatic	75%	2039	** 1	\$162,700	В			
Automatic	25%	2020	\$2,800 1	\$54,200	В			
Generators	5 00/	2025	ali ali a	412 < 100				
Diesel	50%	2035	** 1	\$136,100	В			
	Other Observation, Extent: Moder		00%					
	Location: Generator Room (F-1	•						
	Explanation: 1-1500 Kw And 3-6							
Diesel	50%	2018	\$38,200 1	\$136,100	В			
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Rooms (41st Street And Baxter / Broadway)							
			Broadway)					
D	Explanation: Rated @ 2-350 Kw	And 1-400 Kw						
Batteries	750/	2017	Φ500 5	¢10.500	ъ			
Lead/Acid	75%	2017	\$500 5	\$19,500	В			
Nickel Cadmium	25%	2015	\$200 5	\$39,200	В			
Fuel Storage	250/	2021	¢15,000 5	#22.100	D			
Day Tank	25%	2021	\$15,000 5 ** 5	\$32,100	В			
Day Tank	25%	2044	3	\$32,100	В			
Main Tank	25%	2025	3	\$5,100	В			
Main Tank	25%	2057	** 5	\$5,100	В			
Lighting								
Interior Lighting	500/	2022 02	142.000 10	¢217.700	D			
Fluorescent	50% Other Observation Extent : Modern		,142,000 10	\$317,700	В			
	Other Observation, Extent: Moder Location: Throughout The Buildi		0070					
	_	ng						
El	Explanation: T-8 Lamps	2020	** 10	Φ200 500				
Fluorescent	47%	2030	10	\$298,600	В			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: New Building							
	Explanation: T-8 And Cfl							
HID	1%	2022	\$30,100 10	\$200	В			
Incandescent	2%	2017	\$85,700 2	\$300	В			

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.

Asset #: 68

Electrical	Current Rep	pair Fut	ıre Replacement	M	aintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Egress Lighting								
Emergency, Service	40%	2022	\$47,900	1		В		
Emergency, Battery	10%	2022	\$29,900	10	\$16,700	В		
Exit, Service	50%	2022	\$59,900	1		В		
Exterior Lighting								
HID	100%	2022	\$305,700	10	\$2,200	В		
Alarm								
Security System								
No Component	50%					D		
Generic	25%	2027	**	1	\$65,700	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Inside And Outside The Building							
		urveillance Camera Sy						
Generic	25%	2027		1	\$65,700	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways A							
	Explanation: Intrusion	n Alarm System						
Fire/Smoke Detection								
Generic	100%	2027		1-3	\$446,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation: Pull Sta	tion, Strobe Lights, Ala	rm Bells And Smoke	Detecto	rs			

lechanical	Current Repair		Future	e Replacement	Maintenance			
ystem Component Type	% of Fail Date F Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
eating								
Energy Source								
Fuel Oil	25%		2052	* *	5	\$53,700	В	
	No. 6 Fuel Oil, Extent:	Light, Area Affect	ed : 10	0%				
	Location: 2 - 25,000	Gallon Buried Tar	eks					
Interruptible Gas/Dual Fuel	75%		2042	* *	1		В	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Roo	-	,,,					
	Explanation : 3 Boiler	s Are Dual Fuel U	sing G	as And #6 Fuel Oi	l			
Conversion Equipment	-		_					
Heat Exchanger	10%		2025	* *	1	\$34,300	В	
C	Other Observation, Ext	ent : Light, Area A	ffected	: 100%				
	Location : Mechanica		-					
	Explanation : 2 Sets C	f Duplex Heat Ex	change	rs Serving Reheat	System			
Steam Boiler	90% Now		2027	* *	1	\$556,400	В	
	Other Observation, Ext		ea Affe	cted : 100%	_	, ,	_	
	Location: Boiler Room							
	Explanation: 4 Boiler Using #6 Fuel Needs	s, 3 Dual Fuel Boi	lers Wi	ll Only Operate In	The Gas	s Mode / 1 Boiler		

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.

Asset #: 68

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Distribution								
Hot Wtr Piping/Pump	20%			2030	* *	4	\$6,800	В
Steam Piping/Pump	80%		\$459,900	2032	* *	4	\$27,400	В
			: Light, Area Affec nd Return Lines	ted : 10%	6			
Terminal Devices	2000		Tterm Dives					
Air Handler	25%			2022	\$1,109,900	1	\$107,200	В
Convector/Radiator	50%			2027	* *	1	\$112,100	В
Fan Coil Unit/Heat	25%			2022	\$3,082,200	1	\$56,100	В
Air Conditioning							·	
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2031	* *	1	\$562,800	В
	_	igerant, Ex 1 : 4 Chillei	tent : Light, Area A	ffected :	100%			
			rs		AT 10 700		40.400	
Ext Pkg Unit - Cooling	20%			2022	\$760,200	2	\$8,600	В
	R-22 Refr Location	_	tent : Light, Area A	ffected :	100%			
Window/Wall Unit	5%			2017	\$84,600	1		В
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$34,200	В
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$2,797,900	1	\$343,200	В
Fan Coil - Cooling	20%			2027	* *	1	\$44,800	В
Heat Rejection								
Remote Air Cond	20%			2022	\$983,700	2	\$96,600	В
Water Cool Tower	75%		\$354,500	2023	\$1,772,600	2	\$418,300	В
			ere, Area Affected :					
			ter System Serving					
		pair Evidei 1 : Cooling	nt, Extent : Light, A Tower	rea Affe	cted : 100%			
No Component	5%							D
Ventilation	270							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$386,300	В
Exhaust Fans	/ -						,-	
Interior	20%			2022	\$182,100	2	\$4,300	В
Roof	80%			2022	\$523,800	2	\$17,100	В
Plumbing					,		,	
H/C Water Piping								
Brass/Copper	80%			2042	* *	1		В
Galv Iron/Steel	20%			2020	\$491,900	1		В

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.

Asset #: 68

Mechanical	Current Repair	Future l	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater	1000/	2021	Φ255 500	1	¢20.700	D
Oil Fired	100%	2021	\$255,500	1	\$20,700	В
	Other Observation, Extent : Light, A Location : Mechanical Room	тей Ајјестей .	10070			
	Explanation: 2 - Oil Fired Water I	Heaters Serve	Emergency Deco	ontamina	tion Showers	
HW Heat Exchanger						
Low Temp	100%	2022	\$255,500	4	\$68,700	В
-	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Mechanical Room					
	Explanation: Both Tank System A	nd Instantaious	s System In Place	?		
Sanitary Piping	1000		de de			
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	1000/	LIDE	* *	1		D
Cast Iron	100%	LIFE		1		В
Sump Pump(s) Rigid Piping	100%	2022	\$10,800	4	\$1,300	В
Rigid I iping	Other Observation, Extent : Light, A			7	\$1,500	Ъ
	Location: Sub Basement	. carry corea (100,0			
	Explanation: 2 Duplex Units					
Sewage Ejector(s)						
Electric	100%	2022	\$10,800	4	\$1,300	В
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location : Sub Basement					
	Explanation: Duplex Unit					
Backflow Preventer	1000/	2020	* *	1	¢42.900	В
Generic Fixtures	100%	2030		1	\$42,800	D
Generic	100%					В
Vertical Transport	100/0					
Elevators						
Gearless Traction	95%	LIFE	* *			C
	Other Observation, Extent : Light, A		100%			
	$Location: A,B,C,D,E,F\ Serves\ All$	Floors				
	Explanation : Eleven Units					
Hydraulic	5%	LIFE	* *			C
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: B-1	_				
Communication	Explanation: Two Units, For Freig	ent				
Fire Suppression Standpipe						
Generic Standpipe	100%	2042	* *	1-5	\$362,900	В
Sprinkler	100/0	2072		1.0	Ψ302,700	ע
No Component	15%					D
Generic	85%	2042	* *	1-2	\$165,200	В
					, , , , , , , , , , , , , , , , , , , ,	_

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

Mechanical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Fire Pump						
Generic	100%	2031	* *	1	\$129,600	В
	Other Observation, Extent: Light, Area	a Affected : 100%				
	Location: Fire Pump Room					
	Explanation: 1 Pump Serves Sprinkle	ers / 1 Pump Serves	Stand P	ipe Syste	m	

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG A

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 101,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

Block : 1373 Lot : 20 BIN : 1085549

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$250,900	\$185,000
Interior Architecture		\$291,900
Electrical	\$137,400	\$943,100
Mechanical		\$183,500
Total	\$388,300	\$1,603,400
Priority A	\$250,900	\$185,000
Priority B	\$137,400	\$1,126,600
Priority C		\$291,900
Total	\$388,300	\$1,603,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,100	\$600		
Interior Architecture		\$16,100	\$5,400	
Electrical	\$4,900	\$5,800	\$5,600	\$23,100
Mechanical	\$5,900	\$3,000	\$7,800	\$11,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$25,800	\$33,300	\$26,700	\$42,600
Priority A	\$7,100	\$600		
Priority B	\$18,700	\$27,400	\$21,300	\$42,600
Priority C		\$5,400	\$5,400	
Total	\$25,800	\$33,300	\$26,700	\$42,600



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

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

Asset #: 114

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls Cast in Place Concrete	4% Now Cracking/Crumbling, Location: Balconie Spalling, Extent: Mo	es derate, Area Affect		-	5	\$28,900	A
Masonry: Brick	Location: Balconie 88% Recent Repair Evider Location: Through	nt, Extent : Light, A	LIFE rea Affe	* * cted : 25%	5	\$127,000	A
Masonry: Limestone	3%		LIFE	* *	5	\$3,200	A
Metal Panel	3% Now Deteriorated Finish, Location: Railing A Paint Peeling, Extent Location: Railing A	At Balconies : Moderate, Area	2033 Area Afj		5	\$8,100	A
Marble Panels	2%		LIFE	* *	5	\$2,200	A
Windows							
Bronze/Brass	Air Infiltration, Exter Location: Through Deteriorated Finish, Location: Through Thermally Inefficient, Location: Through Unit Inoperable, Exte Location: Through	out Extent : Moderate, out , Extent : Moderate out ent : Moderate, Are	Area Afj e, Area Ą	fected : 50% ffected : 50%	5	\$9,800	
Metal Louvers	3%		2026	* *	10	\$600	A
Parapets Masonry: Brick	80% Recent Repair Evider Location : Through	_	LIFE rea Affe	* * cted : 25%	5	\$7,400	A
Masonry: Limestone	10% Recent Repair Evider Location: Coping	nt, Extent : Light, A	LIFE rea Affe	* * cted : 25%	5	\$1,200	A
Metal Panel	10% Recent Installation, E Location: Coipng	Extent : Light, Area	2049 Affected	**!: 100%	5	\$3,600	A
Roof							
Cast in Place Concrete	10%		LIFE	* *			A
Modified Bitumen	80% Recent Replace Evide Location : Through	_	2031 Area Affa	* * ected : 100%	10	\$58,000	A
Single Ply Membrane	10% Recent Replace Evide Location: Penthou.	_	2031 Area Affa	* * ected : 100%	10	\$7,300	A

Interior

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

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

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

Asset #: 114

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Floors							
Cast in Place Concrete	15%		LIFE	* *	5	\$28,100	C
Ceramic Tile	5%		2032	* *	5	\$4,300	C
Vinyl Tile	30%		2023	\$255,500	3	\$9,600	C
Vinyl Tile	50%		2028	* *	3	\$16,100	С
Interior Walls							
Glass: Single Pane	5%		LIFE	* *	5	\$7,600	C
Gypsum Board	10%		LIFE	* *	5	\$12,100	C
Masonry: Brick	5%		LIFE	* *			C
Plaster	60%		LIFE	* *	5	\$36,300	C
SGFT/Glazed Masonry	20%		LIFE	* *			C
Ceilings							
AcousTileSusp.Lay-In	25%		2036	* *	5	\$21,400	В
Exposed Concrete	15%		LIFE	* *	5	\$2,000	В
Plaster	60%		LIFE	* *	5	\$32,200	В

Electrical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$29,900	5	\$2,200	В
	Other Obse	ervation, E.	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	ıl Room					
	Explanati	ion : Main	Service Protector	No Avail	able Ratings			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$93,200	5	\$2,200	В
Raceway								
Conduit	100%			2023	\$109,300	1		В
Panelboards								
Molded Case Bkrs	80%			2031	* *	5	\$1,800	В
Molded Case Bkrs	20%			2022	\$18,800	5	\$400	В
Wiring								
Braided Cloth	80%	2-4	\$101,300	2048	* *	1		В
	Insulation 1	Aged, Exte	nt : Moderate, Are	a Affecte	ed: 100%			
	Location	: Through	out The Building					
Thermoplastic	20%			2033	* *	1		В
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$600	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	В
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	* *	1	\$12,800	В
Automatic	50%			2021	\$5,600	1	\$12,800	В

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.

Asset #: 114

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting						_	
Fluorescent	20%	2028	**	10	\$10,500	В	
	Other Observation, Extent : Modera		ected : 100%				
	Location : Throughout The Buildin	g					
	Explanation: T-8 Lamps						
Fluorescent	80%	2023	\$283,400	10	\$42,000	В	
	Other Observation, Extent: Modera	te, Area Affe	ected : 100%				
	Location : Throughout The Buildin	g					
	Explanation: T-12 Lamps						
Egress Lighting							
Exit, LED	50%	2051	* *	1		В	
Exit, Service	50%	2018	\$5,000	1		В	
Exterior Lighting							
HID	100%	2018	\$36,100	10	\$300	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2023	\$89,600	1	\$9,300	В	
	Other Observation, Extent: Modera	te, Area Affe	ected : 100%				
	Location: Hallways And Outside						
	Explanation: CCTV Surveillance S	System					
Fire/Smoke Detection							
No Component	70%					D	
Generic	30%	2023	\$306,700	1-3	\$15,400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways						
	Explanation: Strobe Lights And Al	larm Bells					

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$4,200	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Piping Or Plant	nly, Building's Hydronic	Hot Water Origin	ates In C	Central Boiler	
Terminal Devices						,
Convector/Radiator	100%	2028	* *	1	\$18,500	В
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		В
Conversion Equipment						
Window/Wall Unit	80%	2021	\$112,000	1		В
No Component	20%					D
Vantilation						,

Ventilation

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

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$31,900	В
Exhaust Fans						
Interior	95%	2023	\$71,500	2	\$1,700	В
Roof	5%	2023	\$2,700	2	\$100	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: B-4					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$30,000	В
Sprinkler						
No Component	95%					D
Generic	5%	2033	* *	1-2	\$800	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG B

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 106,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

Block : 1373 Lot : 20 BIN : 1085551

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$263,300	\$194,100
Interior Architecture	\$89,400	\$491,300
Electrical	\$88,600	\$1,206,900
Mechanical	\$117,500	\$125,000
Total	\$558,800	\$2,017,400
Priority A	\$263,300	\$194,100
Priority B	\$206,100	\$1,331,900
Priority C	\$89,400	\$491,300
Total	\$558,800	\$2,017,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,500	\$600		
Interior Architecture	\$1,100	\$11,200	\$13,200	\$16,900
Electrical	\$5,600	\$6,700	\$6,600	\$27,600
Mechanical	\$6,100	\$3,100	\$8,100	\$12,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$28,200	\$29,600	\$35,800	\$64,500
Priority A	\$7,500	\$600		
Priority B	\$19,600	\$26,700	\$22,700	\$63,400
Priority C	\$1,100	\$2,200	\$13,200	\$1,100
Total	\$28,200	\$29,600	\$35,800	\$64,500



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

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

Asset #: 115

rchitecture	Curi	ent Rep	pair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail l Total (Yes		stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls	40/ No		¢01.500	LIEE	* *		\$20,200	٨
Cast in Place Concrete	4% No Cracking/Crum Location: Bal Spalling, Extent Location: Bal	oling, Ex conies : Mode			ffected : 10%	5	\$30,300	A
Masonry: Brick	88%			LIFE	* *	5	\$133,200	A
Masonry. Brick	Recent Repair E Location : Thr				cted : 25%	3	Ψ133,200	71
Masonry: Limestone	3%			LIFE	* *	5	\$3,400	A
Metal Panel	3% No Deteriorated Fit	ish, Ex		2033 Area Aff	* * fected : 25%	5	\$8,500	A
	Location : Rai Paint Peeling, E Location : Rai	xtent : l	Moderate, Area	Affected .	: 50%			
Marble Panels	2%			LIFE	* *	: 5	\$2,300	A
Windows								
Bronze/Brass	97% No Air Infiltration, Location: Thr Deteriorated Fit Location: Thr Thermally Ineffit Location: Thr	Extent: oughount ish, Ex oughount cient, E.	tent : Moderate, t xtent : Moderate	Area Aff	fected : 50%	5	\$10,200	A
	Unit Inoperable Location : Thr	Extent	: Moderate, Are	a Affecte	ed : 50%			
Metal Louvers	3%			2026	* *	10	\$600	A
Parapets								
Masonry: Brick	80% Recent Repair E Location : Thr			LIFE rea Affec	* * cted : 50%	5	\$7,800	A
Masonry: Limestone	15% Recent Repair E Location : Cop		Extent : Light, A	LIFE rea Affec	* * cted : 25%	5	\$1,800	A
Metal Panel	5%			2049	* *	5	\$1,900	Α
Roof							•	
Cast in Place Concrete	10%			LIFE	* *			Α
Modified Bitumen	80% Recent Replace Location: Thr			2031 Area Affe	* * ected : 100%	10	\$60,900	A
Single Ply Membrane	10% Recent Replace Location: Per	Evident,		2031 Area Affe	* * ected : 100%	10	\$7,600	A

Interior

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

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

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

Asset #: 115

Architecture	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Floors							
Cast in Place Concrete	15%		LIFE	* *	5	\$29,500	C
Ceramic Tile	5%		2032	* *	5	\$4,500	C
Vinyl Tile	20%		2028	* *	3	\$6,700	C
Vinyl Tile	50%		2023	\$446,900	3	\$16,900	C
Vinyl Tile	10%		2018	\$89,400	3	\$4,500	C
	Other Obs	servation, Extent : Moderate, .	Area Affe	ected : 100%			
	Location	ı : Near Elevator Bank					
	Explana	tion : 9x9 Units					
Interior Walls							
Ceramic Tile	5%		2032	* *	5	\$10,600	C
Masonry: Brick	5%		LIFE	* *			C
Plaster	70%		LIFE	* *	5	\$44,500	C
SGFT/Glazed Masonry	20%		LIFE	* *			C
Ceilings							
AcousTileSusp.Lay-In	35%		2028	* *	5	\$31,500	В
AcousTileSusp.Lay-In	20%		2036	* *	5	\$18,000	В
Exposed Concrete	10%		LIFE	* *	5	\$1,400	В
Gypsum Board	5%		LIFE	* *	5	\$5,600	В
Plaster	30%		LIFE	* *	5	\$16,900	В

ectrical		Current Repair			e Replacement	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$29,900	5	\$2,300	В
	Other Obs	servation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Electric	al Room					
	Explana	tion : 2- M	ain Service Protect	ors Rate	d @ 1200 Amperes	Each		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$93,200	5	\$2,300	В
Raceway								
Conduit	100%			2023	\$109,300	1		В
Panelboards								
Molded Case Bkrs	70%			2031	* *	5	\$1,600	В
Molded Case Bkrs	30%			2022	\$28,200	5	\$700	В
Wiring								
Braided Cloth	70%	2-4	\$88,600	2048	* *	1		В
	Insulation	Aged, Ext	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	i : Through	out The Building					
Thermoplastic	30%			2043	* *	1		В
Motor Controllers		•	_	•		•		
Locally Mounted	100%			2021	\$116,400	5	\$600	В

Ground

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.

Asset #: 115

Electrical	Curr	Futur	e Replacement	M				
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Ground								
Grounding Devices	400-						_	
Not Accessible	100%	T I' I . A	A CC . 1	00/			D	
	Location :	on, Extent : Light, Area	Affectea	: 0%				
		Connected To Main Wa	tor Pino	Point Of Contact 1	Not Visib	la Covered With		
	Insulation	connected to main wa	ier ripe.	Tomi of Comaci i	voi visio	ie, covered wiin		
Stand-by Power								
Transfer Switches								
Automatic	30%		2021	\$3,400	1	\$8,100	В	
Automatic	70%		2036	* *	1	\$18,800	В	
Lighting								
Interior Lighting Fluorescent	30%		2028	* *	10	¢16 500	В	
Fluorescent		on Frient : Moderate			10	\$16,500	D	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Explanation:	_						
Fluorescent	70%	C Lamps	2023	\$260,200	10	\$38,600	В	
Tuorescent	Other Observation, Extent: Moderate, Area Affected: 100%							
		oughout The Building						
	Explanation:	· ·						
Egress Lighting	•	•						
Emergency, Battery	10%		2023	\$2,600	10	\$1,500	В	
Exit, LED	60%		2051	* *	1		В	
Exit, Service	30%		2018	\$3,100	1		В	
Exterior Lighting								
HID	100%		2023	\$37,900	10	\$300	В	
Alarm								
Security System	700/						Б	
No Component	70%		2022	¢04.000	1	¢0,000	D	
Generic	30%	on, Extent : Moderate, 1	2023	\$94,000	1	\$9,800	В	
		on, Extent . Moderale, I lways And Outside	неи Аује	ciea . 10070				
		tways Ana Ouisiae CCTV Surveillance Sysi	em.					
Fire/Smoke Detection	zapranon.	2 2 2						
No Component	60%						D	
Generic	40%		2023	\$429,100	1-3	\$21,500	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways							
	Explanation:	Strobe Lights, Manual I	Pull Static	on, Alarm Bells An	d Smoke	Detectors		

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

Heating

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

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

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

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$4,500	В
			xtent : Light, Area	Affected	: 100%			
	Location:							
	Explanatio Plant	on : Piping	g Only, Building's	Hydronic	Hot Water Origin	ates In C	Central Boiler	
Terminal Devices								
Convector/Radiator	100%			2028	* *	1	\$19,500	В
Air Conditioning							·	
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2024	\$46,000	2	\$200	В
Window/Wall Unit	80%			2018	\$117,500	1		В
No Component	15%				,			D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,500	В
Exhaust Fans							· / /	
Interior	100%			2023	\$79,000	2	\$1,900	В
Plumbing					•			
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		vation, E.	xtent : Light, Area		: 100%			
			t Through 4th Floo					
	Explanatio		_					
Fire Suppression	•							
Standpipe								
Generic	100%			2033	* *	1-5	\$31,500	В
Sprinkler							•	
No Component	98%							D
Generic	2%			2033	* *	1-2	\$300	В

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.

Page: 145

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG C

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 106,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

Block : 1373 Lot : 20 BIN : 1085552

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,960,500	\$133,200
Interior Architecture		\$446,900
Electrical	\$76,000	\$1,088,800
Mechanical	\$117,500	\$236,300
Total	\$2,154,000	\$1,905,200
Priority A	\$1,960,500	\$133,200
Priority B	\$193,500	\$1,325,100
Priority C		\$446,900
Total	\$2,154,000	\$1,905,200

Total	\$65,400	\$55,900	\$39,300	\$57,400
Priority C		\$3,400	\$13,200	
Priority B	\$26,300	\$51,900	\$26,100	\$57,000
Priority A	\$39,200	\$600		\$400
Total	\$65,400	\$55,900	\$39,300	\$57,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$6,300	\$3,400	\$8,500	\$12,400
Electrical	\$12,000	\$9,100	\$9,700	\$36,700
Interior Architecture		\$34,900	\$13,200	
Exterior Architecture	\$39,200	\$600		\$400
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Current	Repair	Future R	eplacement	Ma	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls		***			_		
Cast in Place Concrete	4% Now	\$81,500	LIFE	**	5	\$30,300	A
	Cracking/Crumbling Location: Balcon		e, Area Affeci	ted: 20%			
	Spalling, Extent : M		tod . 250/				
	Location : Balcon		iea . 2576				
W D:1			LIDE	* *		Ф122 200	
Masonry: Brick	88% Now Diagonal Cracks, E	\$933,400	LIFE		5	\$133,200	A
	Location : Penthol		ей Ајјестей .	. 10%			
	Horizontal Cracks,	=	Area Affected	1 · 10%			
	Location : Throug		неи Аујестеи	1.10/0			
	Int Mortar Miss/Ero		te Area Affe	cted · 50%			
	Location : Throug		e, 111 ca 1195 c	. 5070			
Masonry: Limestone	3%		LIFE	* *	5	\$3,400	A
Metal Panel	3% Now	\$7,500	2033	* *	5	\$8,500	A
1120001 1 01101	Deteriorated Finish			ed : 25%	C	ФО , С 00	
	Location : Railing		55				
	Paint Peeling, Exter	it : Moderate, Area	Affected : 50	9%			
	Location: Railing	At Balconies					
Marble Panels	2%		LIFE	* *	5	\$2,300	A
Windows							
Bronze/Brass	97% Now	\$181,800	2039	* *	5	\$10,200	A
	Air Infiltration, Exte		Affected: 1	00%			
	Location : Throug						
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%						
	Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 50%						
			e, Area Affec	ted : 50%			
	Location: Throug		A.CC 1	500/			
	Unit Inoperable, Ex Location : Throug		ea Affected : .	JU%			
M + 11		пош	2026	* *	10	Φ.CO.O.	Α.
Metal Louvers	3%		2026	* *	10	\$600	A

Asset #: 116

rchitecture		Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Parapets								
Masonry: Brick	Location Horizontal Location Jnt Mortar	: At Corne Cracks, E : Through	xtent : Moderate, A out l, Extent : Moderat	Area Affec	cted : 10%	5	\$8,300	A
Masonry: Limestone	13%	Now	\$31,700 Extent : Moderate	LIFE Area Af	* *	5	\$1,600	A
	Location Jnt Mortar Location Misaligned	: At Copin Miss/Eroo : At Copin	8 l, Extent : Moderat 8 Extent : Moderate,	te, Area A	ffected : 100%			
Metal Panel	2%			2043	* *	5	\$800	A
Roof	1.007			LIDE	ale ale			
Cast in Place Concrete IRMA/Protected	10% 80%	Now	\$590,800	LIFE 2033	* *			A A
Membrane	Location Vegetation	: Main Roo Growth, I : Main Roo	Extent : Moderate, A of	Area Affe	cted : 20%			
	Location	: Through		Affected :	25%			
Single Ply Membrane	Location 10%	: Through		Affected : 2023	\$28,200	10	\$7,600	A
Single Ply Membrane terior Floors		: Through				10	\$7,600	A
terior		: Through				10	\$7,600 \$29,500	A C
terior Floors	10%	: Through		2023	\$28,200			
terior Floors Cast in Place Concrete	10%	: Through		2023 LIFE	\$28,200	5	\$29,500	С
terior Floors Cast in Place Concrete Ceramic Tile	10% 15% 5%	: Through		2023 LIFE 2032	\$28,200	5 5	\$29,500 \$4,500	C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile	15% 5% 30%	: Through		2023 LIFE 2032 2028	\$28,200 ** ** **	5 5 3	\$29,500 \$4,500 \$10,100	C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile	15% 5% 30%	: Through		2023 LIFE 2032 2028	\$28,200 ** ** **	5 5 3	\$29,500 \$4,500 \$10,100	C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile	10% 15% 5% 30% 50%	: Through		2023 LIFE 2032 2028 2023	\$28,200 ** ** ** \$446,900	5 5 3 3	\$29,500 \$4,500 \$10,100 \$16,900	C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane	10% 15% 5% 30% 50% 5% 5%	: Through		2023 LIFE 2032 2028 2023 2032 LIFE	\$28,200 ** ** ** \$446,900 **	5 5 3 3 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900	C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board	10% 15% 5% 30% 50% 5% 5% 5%	: Through		2023 LIFE 2032 2028 2023 2032 LIFE LIFE	\$28,200 ** ** ** \$446,900 **	5 5 3 3 5 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900 \$6,400	C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board	10% 15% 5% 30% 50% 5% 5% 5% 10%	: Through		2023 LIFE 2032 2028 2023 2032 LIFE LIFE LIFE	\$28,200 ** ** \$446,900 ** **	5 5 3 3 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900	C C C C C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick	10% 15% 5% 30% 50% 5% 5% 10% 5%	: Through		2023 LIFE 2032 2028 2023 2032 LIFE LIFE LIFE LIFE	\$28,200 ** ** ** \$446,900 ** ** **	5 5 3 3 5 5 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900 \$6,400 \$12,700	C C C C C C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster	10% 15% 5% 30% 50% 5% 5% 10% 5% 50%	: Through		LIFE 2032 2028 2023 2032 LIFE LIFE LIFE LIFE	\$28,200 ** ** \$446,900 ** ** **	5 5 3 3 5 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900 \$6,400	C C C C C C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster SGFT/Glazed Masonry	10% 15% 5% 30% 50% 5% 5% 10% 5%	: Through		2023 LIFE 2032 2028 2023 2032 LIFE LIFE LIFE LIFE	\$28,200 ** ** \$446,900 ** ** ** ** ** **	5 5 3 3 5 5 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900 \$6,400 \$12,700	C C C C C C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster SGFT/Glazed Masonry Ceilings	10% 15% 5% 30% 50% 5% 5% 10% 5% 50%	: Through		LIFE 2032 2028 2023 2032 LIFE LIFE LIFE LIFE LIFE LIFE	\$28,200 ** ** \$446,900 ** ** ** ** ** **	5 5 3 3 5 5 5 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900 \$6,400 \$12,700 \$31,800	C C C C C C C C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Glass: Single Pane Gypsum Board Gypsum Board Masonry: Brick Plaster SGFT/Glazed Masonry	10% 15% 5% 30% 50% 5% 5% 10% 5% 50% 20%	: Through		LIFE 2032 2028 2023 2032 LIFE LIFE LIFE LIFE	\$28,200 ** ** ** \$446,900 ** ** ** ** ** **	5 5 3 3 5 5 5 5	\$29,500 \$4,500 \$10,100 \$16,900 \$10,600 \$7,900 \$6,400 \$12,700	C C C C C C C C C

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.

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2023	\$29,900	5	\$2,300	В
	Other Observation, Exten		cted : 100%			
	Location: Electrical Re		© 2000 A	r 1		
C - '4 - 1 / C - '4 - 1 - 1 1	Explanation: 2 Main So	ervice Protectors Ratea	@ 2000 Amperes	Eacn		
Switchgear / Switchboard Molded Case Bkrs	100%	2023	\$93,200	5	\$2,300	В
	10070	2023	\$93,200		\$2,300	ъ
Raceway Conduit	100%	2023	\$109,300	1		В
Panelboards	100/0	2023	\$109,500	1		
Molded Case Bkrs	60%	2022	\$56,500	5	\$1,400	В
Molded Case Bkrs	40%	2031	**	5	\$900	В
Wiring	1070	2031			Ψ	
Braided Cloth	60% 2-4	\$76,000 2048	* *	1		В
Braided Crour	Insulation Aged, Extent:	' '	d : 100%	1		
	Location: Throughout					
Thermoplastic	40%	2033	* *	1		В
Motor Controllers	4070	2033				
Locally Mounted	50%	2028	* *	5	\$300	В
Locally Mounted	50%	2021	\$58,200	5	\$300	В
bround			, ,		, , , , ,	
Grounding Devices						
Generic	100% 0-2	\$900 LIFE	* *	5	\$1,300	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Basement Ho	ıllway				
	Explanation : Corrodea	And Connected To Ma	in Water Pipe			
tand-by Power						
Transfer Switches						
Automatic	60%	2028	* *	1	\$16,100	В
Automatic	40%	2021	\$4,500	1	\$10,800	В
Generators						_
Diesel	75%	2032	* *	1	\$25,300	В
	Other Observation, Exten		cted : 100%			
	Location: Generator R		. ~			
	Explanation: 300 Kw A					
Diesel	25%	2019	\$19,100	1	\$8,400	В
	Other Observation, Exten		cted : 100%			
	Location : Generator R					
D. ()	Explanation: 100 Kw C	aterpillar Genset				
Batteries	750/	2010	ሰ ደሰብ	_	¢14.600	D
Nickel Cadmium	75%	2018	\$500	5	\$14,600	В
Nickel Cadmium	25%	2015	\$200	5	\$4,900	В

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.

Asset #: 116

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	50%	2039	* *	5	\$5,600	В
	Other Observation, Exten		ected : 100%			
	Location : Generator R					
	Explanation: 110 Gall	ons Capacity				
Underground Storage	50%	LIFE	* *	5	\$1,900	В
	Other Observation, Exten		ected : 100%			
	Location: Undergroun					
	Explanation : 5000 Gai	llons Capacity				
Lighting						
Interior Lighting	• 0 - 1					_
Fluorescent	30%	2028	* *	10	\$16,500	В
	Other Observation, Exter		ected : 100%			
	Location: Throughout	=				
	Explanation: T-8 Lamp					
Fluorescent	70%	2023	\$260,200	10	\$38,600	В
	Other Observation, Exter		ected : 100%			
	Location: Throughout	_				
-	Explanation: T-12 Lan	nps				
Egress Lighting	1.007	2020	* *	10	Φ1. 5 00	ъ
Emergency, Battery	10%	2028	* *	10	\$1,500	В
Exit, LED	50%	2051		1		В
Exit, Service	40%	2023	\$4,200	1		В
Exterior Lighting	1000/	2022	¢27,000	10	¢200	D
HID	100%	2023	\$37,900	10	\$300	В
Alarm						
Security System	70%					D
No Component Generic	30%	2023	\$94,000	1	\$9,800	В
Generic	Other Observation, Exter			1	\$9,000	Ь
	Location : Hallways Ar		ciea . 100/0			
	Explanation : CCTV Si					
Fire/Smoke Detection	длрининон . ССТ у 51	a venume system				
No Component	70%					D
Generic	30%	2023	\$321,800	1-3	\$16,100	В
Generic	Other Observation, Exter			1-5	Ψ10,100	ט
	Location : Hallways					

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

Heating

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.

Asset #: 116

Mechanical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution						* 4 * 0 0	_
Hot Wtr Piping/Pump	95%		2031	* *	4	\$4,200	В
		servation, Extent : Light, Area	Affected	: 100%			
		i : Basement	II. dana	a Hat Watan Oniais	atos In (Soutual Dailon	
	Expiana Plant	tion: Piping Only, Building's	Hyaroni	c Hot Water Origin	iates In C	entral Boiler	
Steam Piping/Pump	5%		2033	* *	4	\$100	В
Terminal Devices							
Air Handler	15%		2023	\$57,800	1	\$5,600	В
Convector/Radiator	80%		2028	* *	1	\$15,600	В
Fan Coil Unit/Heat	5%		2023	\$53,500	1	\$1,000	В
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	5%		2021	\$46,000	2	\$200	В
Window/Wall Unit	80%		2018	\$117,500	1		В
No Component	15%						D
Ventilation							
Distribution	1.000/		LIDE	ale ale	2.5	ф 22 500	ъ.
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$33,500	В
Exhaust Fans	1.000/		2022	¢70,000	2	¢1 000	D
Interior	100%		2023	\$79,000	2	\$1,900	В
Plumbing II/C Water Pining							
H/C Water Piping Brass/Copper	100%		2033	* *	1		В
Sanitary Piping	10070		2033		1		ъ
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070		LII L				ь
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Obs	servation, Extent : Light, Area	Affected	: 100%			
	Location	n : Basement through 4th Floo	r				
	Explana	tion: Two Units					
Fire Suppression							
Standpipe				_		± =	_
Generic	100%		2033	* *	1-5	\$31,500	В
Sprinkler	0.05						ъ
No Component	98%		2022	. ታ	1.2	#200	D
Generic	2%		2033	* *	1-2	\$300	В

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.

Page: 151

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG D

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 101,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph

Block : 1373 Lot : 20 BIN : 1086490

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$270,300	\$261,500
Interior Architecture		\$298,100
Electrical	\$521,000	\$787,400
Mechanical	\$140,000	\$75,300
Total	\$931,300	\$1,422,300
Priority A	\$270,300	\$261,500
Priority B	\$661,000	\$862,700
Priority C		\$298,100
Total	\$931,300	\$1,422,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$23,000	\$600		\$8,100
Interior Architecture	\$2,100	\$9,600	\$10,900	\$12,900
Electrical	\$6,000	\$5,600	\$6,500	\$23,100
Mechanical	\$6,900	\$3,000	\$8,400	\$11,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$46,000	\$26,800	\$33,700	\$63,500
Priority A	\$23,000	\$600		\$8,100
Priority B	\$23,000	\$20,800	\$22,800	\$55,400
Priority C		\$5,400	\$10,900	
Total	\$46,000	\$26,800	\$33,700	\$63,500



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

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

Asset #: 93

	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Exterior Walls Cast in Place Concrete	5% Now	\$97,100	LIFE	* *	5	\$36,100	A	
cust in Timee Concrete		ng, Extent : Moderate		fected : 25%	3	ψ30,100	11	
		ement, Extent : Moder ny At East Facade	ate, Area	Affected: 10%				
Masonry: Brick	85%		LIFE	* *	5	\$122,700	A	
Masonry: Limestone	3%		LIFE	* *	5	\$3,200	A	
Metal Panel	2% Now Deteriorated Finis Location: Railir	\$4,800 sh, Extent : Moderate, ag At Balconies	2033 Area Aff	ected : 25%	5	\$5,400	A	
		ent : Moderate, Area	Affected :	100%				
Marble Panels	2%		LIFE	* *	5	\$2,200	A	
Window Wall	3%		2043	* *	5	\$16,200	A	
Windows Bronze/Brass	97% Now	\$173,200	2039	* *	5	\$9,800	A	
	Location : Throw Thermally Inefficient Location : Throw	sh, Extent : Moderate, ughout ent, Extent : Moderate ughout	e, Area Aj	fected : 50%				
	Location : Throu	Extent : Moderate, Are Ighout	ea Affecte	d: 100%				
Metal Louvers	3%							
			2026	* *	10	\$600	A	
Parapets						·		
Masonry: Brick	85%		LIFE	* *	5	\$7,900	A	
Masonry: Brick Masonry: Limestone						·		
Masonry: Brick	85% 15% 10% Now	ng, Extent : Moderate	LIFE LIFE	**	5	\$7,900	A	
Masonry: Brick Masonry: Limestone Roof	85% 15% 10% Now Cracking/Crumbli Location : Over	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE LIFE c, Area Af	* * * * * * * * * * * * * * * * * * *	5	\$7,900	A A	
Masonry: Brick Masonry: Limestone Roof	85% 15% 10% Now Cracking/Crumbli Location : Over Water Penetration	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE LIFE c, Area Af	* * * * * * * * * * * * * * * * * * *	5	\$7,900	A A	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE LIFE Area Affect 2031 2023	* * ** fected : 25% cted : 10%	5 5	\$7,900 \$1,800	A A	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete Modified Bitumen Single Ply Membrane Sloped Glazing	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp 75%	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE LIFE Area Affect 2031	* * * * * * * * * * * * * * * * * * *	5 5	\$7,900 \$1,800 \$54,400	A A A	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete Modified Bitumen Single Ply Membrane Sloped Glazing Interior	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp 75% 10%	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE LIFE Area Affect 2031 2023	** ** fected: 25% cted: 10% ** \$26,900	5 5 10 10	\$7,900 \$1,800 \$54,400 \$7,300	A A A A	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete Modified Bitumen Single Ply Membrane Sloped Glazing nterior Floors	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp 75% 10% 5%	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE , Area Af Area Affect 2031 2023 LIFE	** ** fected: 25% cted: 10% ** \$26,900 **	5 5 5	\$7,900 \$1,800 \$54,400 \$7,300 \$48,400	A A A A A	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete Modified Bitumen Single Ply Membrane Sloped Glazing nterior Floors Cast in Place Concrete	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp 75% 10% 5%	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE Area Affect 2031 2023 LIFE	** ** fected: 25% cted: 10% ** \$26,900 **	5 5 5	\$7,900 \$1,800 \$54,400 \$7,300 \$48,400 \$18,800	A A A A A	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete Modified Bitumen Single Ply Membrane Sloped Glazing nterior Floors Cast in Place Concrete Ceramic Tile	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp 75% 10% 5%	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE Area Affect 2031 2023 LIFE LIFE 2032	** ** fected: 25% cted: 10% ** \$26,900 **	5 5 5 10 10 5 5	\$7,900 \$1,800 \$54,400 \$7,300 \$48,400 \$18,800 \$4,300	A A A A A C C	
Masonry: Brick Masonry: Limestone Roof Cast in Place Concrete Modified Bitumen Single Ply Membrane Sloped Glazing Interior Floors Cast in Place Concrete	85% 15% 10% Now Cracking/Crumbli Location: Over Water Penetration Location: Ramp 75% 10% 5%	ng, Extent : Moderate Basement , Extent : Moderate, A	LIFE LIFE Area Affect 2031 2023 LIFE	** ** fected: 25% cted: 10% ** \$26,900 **	5 5 5	\$7,900 \$1,800 \$54,400 \$7,300 \$48,400 \$18,800	A A A A A	

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

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

Asset #: 93

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$10,100	C
Glass: Single Pane	5%			LIFE	* *	5	\$7,600	C
Gypsum Board	10%			LIFE	* *	5	\$12,100	C
Gypsum Board	5%			LIFE	* *	5	\$6,100	C
Masonry: Brick	5%			LIFE	* *			C
Plaster	50%			LIFE	* *	5	\$30,300	C
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$25,700	В
AcousTileSusp.Lay-In	5%			2040	* *	5	\$4,300	В
AcousTileSusp.Lay-In	10%			2036	* *	5	\$8,600	В
Exposed Concrete	10%			LIFE	* *	5	\$1,300	В
Plaster	45%			LIFE	* *	5	\$24,100	В

Electrical	Curre	ent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•				
Switchgear / Switchboard							
Molded Case Bkrs	100%		2023	\$93,200	5	\$2,200	В
Raceway							
Conduit	100%		2023	\$109,300	1		В
Panelboards							
Molded Case Bkrs	100%		2022	\$94,200	5	\$2,200	В
Wiring			_		_		
Braided Cloth	60% 2-4	\$76,000	2048	* *	1		В
	0 .	Extent : Moderate, Are	a Affecte	ed : 100%			
	Location: Thro	ughout The Building					
Thermoplastic	40%		2033	* *	1		В
Motor Controllers							
Locally Mounted	100%		2021	\$116,400	5	\$600	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,200	В
		n, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location: Base	ment					
	Explanation : C	onnected To Main Wa	ter Pipe				
Stand-by Power							
Transfer Switches							
Automatic	50%		2021	\$5,600	1	\$12,800	В
Automatic	50%		2036	* *	1	\$12,800	В

Lighting

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.

Asset #: 93

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting						_		
Fluorescent	30%	2028	* *	10	\$15,800	В		
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%					
	Location : Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	70%	2023	\$248,000	10	\$36,800	В		
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%					
	Location: Throughout The Building							
	Explanation: T-12 Lamps							
Egress Lighting								
Emergency, Battery	10%	2023	\$2,500	10	\$1,400	В		
Exit, LED	50%	2051	* *	1		В		
Exit, Service	40%	2023	\$4,000	1		В		
Exterior Lighting								
HID	100%	2018	\$36,100	10	\$300	В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2023	\$89,600	1	\$9,300	В		
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%					
	Location: Hallways And Outside							
	Explanation: CCTV Surveillance Syst	em						
Fire/Smoke Detection								
No Component	60%					D		
Generic	40%	2018	\$408,900	1-3	\$21,100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways							
	Explanation: Strobe Lights And Manu	al Pull S	Station					

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	20%			2033	* *	1		В
HTHW/HW	80%			2033	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	20%			2032	* *	5	\$700	В
Steam								
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	80%			2031	* *	4	\$3,400	В
Steam Piping/Pump	20%			2033	* *	4	\$600	В
Terminal Devices								
Convector/Radiator	100%			2028	* *	1	\$18,500	В

Air Conditioning

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.

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Window/Wall Unit	100%		2018	\$140,000	1		В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$31,900	В
Exhaust Fans							
Interior	100%		2023	\$75,300	2	\$1,800	В
Plumbing							·
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,800	4	\$2,000	В
Sewage Ejector(s)							
Compressed Air	100%		2023	\$27,700	4	\$2,000	В
Fixtures	400						_
Generic	100%						В
Vertical Transport							
Elevators	1.000/		LIPE	* *			C
Geared Traction	100%	F T. L. A	LIFE				C
		servation, Extent : Light, Area		: 100%			
		: Basement Through 4th Floo	or				
Fine Communication	Explana	tion: Two Units					
Fire Suppression							
Standpipe Generic	100%		2033	* *	1-5	\$30,000	В
	100%		2033		1-3	\$30,000	D
Sprinkler No Component	95%						D
Generic	93% 5%		2033	* *	1-2	\$800	B
Generic	3%		2033		1-2	\$600	D

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.

Page: 156

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG E

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 142,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph

Block : 1373 Lot : 20 BIN : 1085548

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,777,500	\$191,400
Interior Architecture	\$119,900	\$624,200
Electrical	\$63,300	\$1,836,100
Mechanical	\$324,400	\$40,700
Total	\$2,285,200	\$2,692,300
Priority A	\$1,777,500	\$191,400
Priority B	\$387,700	\$1,922,100
Priority C	\$119,900	\$578,900
Total	\$2,285,200	\$2,692,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$23,400	\$900		\$2,100
Interior Architecture	\$12,300	\$21,100	\$16,200	\$6,000
Electrical	\$8,900	\$10,300	\$10,600	\$32,900
Mechanical	\$10,700	\$7,000	\$15,200	\$19,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$78,900	\$63,000	\$65,600	\$83,700
Priority A	\$23,400	\$900		\$2,100
Priority B	\$54,100	\$56,100	\$49,500	\$75,600
Priority C	\$1,500	\$6,000	\$16,200	\$6,000
Total	\$78,900	\$63,000	\$65,600	\$83,700



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

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

rchitecture	Curren	Current Repair		Future Replacement		Maintenance				
ystem Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior	•		•				•			
Exterior Walls										
Concrete Masonry Unit	5%		LIFE	* *	5	\$7,000	A			
Masonry: Brick	_	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Penthouse, Corners								
	Horizontal Cracks, Extent: Moderate, Area Affected: 10%									
	Location: Penthouse, North And South Facades									
	Jnt Mortar Miss/En Location : Throug	od, Extent : Modera ghout	te, Area 1	Affected : 50%						
	Rusting Masonry S Location: Bulkhe	upt, Extent : Modera eads	te, Area	Affected : 15%						
Masonry: Granite		\$62,600 od, Extent : Modera in Entrance Ramp	LIFE te, Area A	* * Affected : 25%	5	\$3,300	A			
		g, Extent : Moderate, in Entrance Ramp	Area Afj	fected : 20%						
Masonry: Limestone	5% Now Cracking/Crumblin Location: Penthe	\$291,300 ag, Extent : Moderate	LIFE e, Area A	* * ffected : 10%	5	\$8,300	A			
	Jnt Mortar Miss/En	od, Extent : Modera ouse, Horizontal Ban		Affected : 10%						
Marble Panels	2%		LIFE	* *	5	\$3,300	A			
Windows										
Aluminum	5%		2039	* *	5	\$200	A			
Bronze/Brass	92% Now Air Infiltration, Ext Location: Through	\$247,800 tent : Moderate, Area ghout	2039 a Affected	* * l : 100%	5	\$14,000	A			
	Deteriorated Finish Location : Through	h, Extent : Moderate, ghout	, Area Afj	fected : 50%						
		nt, Extent : Moderat	e, Area A	ffected : 100%						
		xtent : Moderate, Are	ea Affecte	ed : 50%						
Metal Louvers	3%		2026	* *	10	\$900	A			

Asset #: 94

Architecture	Current I	Repair	Future	Replacement	ent Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets							
Concrete Masonry Unit	6%		LIFE	* *	5	\$600	A
Masonry: Brick	80% Now	\$156,100	LIFE	**	5	\$7,500	A
	Diagonal Cracks, Ex Location : Corners		rea Affecti	ed : 10%			
	Horizontal Cracks, E		Araa Affaa	stad : 100%			
	Location : Penthou		пеи Аујес	neu . 1070			
	Jnt Mortar Miss/Eros		te. Area A	ffected : 50%			
	Location : Through		,c, 11, cu 1,	gjeerea : 3070			
Masonry: Limestone	10% Now	\$23,400	LIFE	* *	5	\$1,200	A
·	Cracking/Crumbling	, Extent : Moderate	, Area Afj	fected : 10%			
	Location: Coping						
	Jnt Mortar Miss/Ero	d, Extent : Moderat	te, Area A	ffected : 50%			
	Location: Coping						
	Misaligned/Bulging,	Extent : Moderate,	Area Affe	ected : 20%			
Maral Dati	Location : Coping		2020	* *	<i>5</i> 10	¢2.400	Α.
Metal Rail Pre-Cast Concrete	2% 2%		2028 LIFE	* *	5-10 5	\$3,400 \$1,200	A
Roof	270		LIFE		3	\$1,200	A
Built-Up (BUR)	85% Now	\$349,500	2033	* *			A
of ()	Blisters, Extent : Mo						
	Location : Through	out					
	Vegetation Growth, I	Extent : Moderate, 1	Area Affe	cted : 25%			
	Location: Over Fix	rst And Fifth Floors	8				
	Water Penetration, E			l : 25%			
	Location : Over Ac	-					
	Worn/Eroded, Extens		Affected :	25%			
	Location : Through	out					
Modified Bitumen	5%		2031	**	10	\$3,600	A
	Recent Replace Evid Location : Connect	_		ctea : 100%			
Single Ply Membrane	10%	ing corridor 10 C	2031	* *	10	\$7,300	Α.
Interior	10%		2031		10	\$7,300	A
Floors							
Carpet	5%		2022	\$37,200	3	\$9,100	C
Cast in Place Concrete	15%		LIFE	* *	5	\$39,600	C
Ceramic Tile	5%		2032	* *	5	\$6,000	C
Quarry Tile	5%		2028	* *	5	\$9,100	C
Vinyl Tile	20%		2028	**	3	\$9,100	C
Vinyl Tile	40%		2023	\$479,700	3	\$18,100	C
Vinyl Tile	10%	7 . M 1	2018	\$119,900	3	\$6,000	C
	Other Observation, E Location: Corrido			cted: 100%			
	Explanation: 9x9 U		ırık				
	<u> Ехриананон</u> : 9х9 (Tuis					

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.

Asset #: 94

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$14,200	C
Masonry: Brick	5%			LIFE	* *			C
Plaster	70%			LIFE	* *	5	\$59,700	C
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	25%			2036	* *	5	\$30,200	В
Exposed Concrete	10%			LIFE	* *	5	\$1,900	В
Gypsum Board	5%			LIFE	* *	5	\$7,500	В
Plaster	55%			LIFE	* *	5	\$41,500	В
Plaster	5%	Now	\$10,800	LIFE	* *	5	\$3,800	В
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	: Accounts	s Payable Area					
	Water Pen	etration, E	xtent : Severe, Ared	a Affecte	d : 25%			
	Location	: Accounts	s Payable Area					

Electrical		Current Repair	Future Replacement		Maintenance		
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2023	\$31,800	5	\$600	В
	Other Obse	rvation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explanati	on : Main Service Protector	Rated @	4000 Amperes			
Switchgear / Switchboard							
Molded Case Bkrs	90%		2023	\$83,900	5	\$2,800	В
Molded Case Bkrs	10%		2043	* *	5	\$300	В
Raceway							
Conduit	90%		2023	\$98,400	1		В
Conduit	10%		2043	* *	1		В
Panelboards							
Molded Case Bkrs	25%		2022	\$29,400	5	\$800	В
Molded Case Bkrs	70%		2031	* *	5	\$2,200	В
Molded Case Bkrs	5%		2039	* *	5	\$200	В
Wiring							
Braided Cloth	50%	2-4 \$63,300	2048	* *	1		В
	Insulation 1	Aged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughout The Building					
Thermoplastic	40%		2033	* *	1		В
Thermoplastic	10%		2043	* *	1		В
Motor Controllers							
Locally Mounted	100%		2021	\$182,900	5	\$800	В
Ground	/0			+,>		+ 300	
Grounding Devices							
Not Accessible	100%						D

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.

Asset #: 94

Electrical	Current Repair	Future	e Replacement	M	\$27,100 \$9,000 \$22,200 \$51,800 \$3,900	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Transfer Switches						
Automatic	75%	2021	\$8,500	1		В
Automatic	25%	2036	* *	1	\$9,000	В
Lighting						
Interior Lighting						
Fluorescent	30%	2028	* *	10	\$22,200	В
	Other Observation, Extent : M	. 00	cted : 100%			
	Location : Throughout The I	Building				
	Explanation: T-8 Lamps					
Fluorescent	70%	2023	\$349,100	10	\$51,800	В
	Other Observation, Extent : M	loderate, Area Affe	cted : 100%			
	Location : Throughout The I	Building				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	20%	2023	\$7,000	10	\$3,900	В
Exit, LED	30%	2051	* *	1		В
Exit, Service	50%	2023	\$7,000	1		В
Exterior Lighting						
HID	100%	2023	\$50,900	10	\$400	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2023	\$126,100	1	\$13,100	В
	Other Observation, Extent : M.	loderate, Area Affe	cted : 100%		,	
	Location : Hallways And Oi	ıtside				
	Explanation : CCTV Surveil					
Fire/Smoke Detection		-				
No Component	40%					D
Generic	60%	2023	\$863,600	1-3	\$43,300	В
	Other Observation, Extent : M.	loderate, Area Affe		_	, -,	
	Location : Hallways	55				
	Explanation : Smoke Detect	or. Manual Pull Sta	tion And Alarm B	ells		

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
Distribution						
Hot Wtr Piping/Pump	90%	2031	* *	4	\$5,400	В
	Other Observation, Extent : Light, Ar	ea Affected : 10	00%			
	Location: Boiler Plant					
	Explanation: Piping Only, Building Plant	's Hydronic Ho	ot Water Origin	ates Fro	m Central Boiler	
Steam Piping/Pump	10%	2033	* *	4	\$400	В

 $[\]label{lem:maintenance} \textit{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.

Asset #: 94

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Type							
Heating							
Terminal Devices	1.00/		2010	Φ 51 7 00	1	Φ.σ. 0.0.0	ъ
Air Handler	10%		2018	\$51,700 * *	1	\$5,000	В
Convector/Radiator	90%		2028	* *	1	\$23,500	В
Air Conditioning							
Energy Source	1000/		2020	* *	1		D
Electricity	100%		2039	de de	1		В
Conversion Equipment	1.00/		2022	¢22.500	1	¢2.700	D
Reciprocating	10%		2023	\$32,500	1	\$3,700	В
Compr/Chiller	D 22 D . C.	in a manual Francia de la America	1.CC 4 - 1 .	1000/			
		igerant, Extent : Light, Area A 1 : Mechanical Equipment Ro		100%			
		і . меснанісаі Едигртені Ко		* 1== 100			
Window/Wall Unit	90%		2018	\$177,400	1		В
Distribution							
Chilled Wtr Pipe/Pump	10%		2043	* *	4	\$600	В
No Component	90%						D
Terminal Devices							_
Air Handler/Cool/Ht	10%		2023	\$40,700	1	\$5,000	В
No Component	90%						D
Heat Rejection							
Air Condenser Unit	10%		2028	* *	2	\$5,600	В
No Component	90%						D
Ventilation							
Distribution	1.000/			de de	2.5	φ. 4. π. 0.00	-
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$45,000	В
Exhaust Fans			•040	*** ***	_		_
Interior	90%		2018	\$95,400	2	\$2,200	В
Roof	10%		2023	\$7,600	2	\$300	В
Plumbing							
H/C Water Piping	1000/		2022	de de			-
Brass/Copper	100%		2033	* *	1		В
HW Heat Exchanger							_
Low Temp	80%	0.0	2033	* *	4	\$6,400	В
Low Temp	20%	0-2 \$300	2033	* *	4	\$1,600	В
	_	Extent : Moderate, Area Affa a : Basement Mechanical Equ			Ruptured	l Interior Lining	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,800	4	\$2,000	В
Sewage Ejector(s)							
Compressed Air	100%		2023	\$27,700	4	\$2,000	В
Fixtures				·		•	
Generic	100%						В
X7 (* 175	70						

Vertical Transport

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.

Mechanical	Current Re	pair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport							
Elevators							
Geared Traction	50%	I	LIFE	* *			C
	Other Observation, Ext	ent : Light, Area Af	fected	: 100%			
	Location: Basement?	Through 5th Floor					
	Explanation: Two Pa	ssenger Units					
Hydraulic	50%	I	LIFE	* *			C
	Other Observation, Ext	ent : Light, Area Af	fected	: 100%			
	Location: Basement	Through 3rd Floor					
	Explanation: Two Fr	eight Units					
Fire Suppression							
Standpipe							
Generic	100%	2	2033	* *	1-5	\$42,200	В
Sprinkler							
No Component	90%						D
Generic	10%	2	2033	* *	1-2	\$2,300	В

Page: 163

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG F

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 26,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Oct-2011 Landmark Status : NONE

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

Block : 1373 Lot : 20 BIN :

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$817,900	\$50,100
Interior Architecture	\$42,200	\$252,300
Electrical	\$108,000	\$166,500
Mechanical	\$47,400	
Total	\$1,015,500	\$468,900
Priority A	\$817,900	\$50,100
Priority B	\$197,600	\$166,500
Priority C		\$252,300
Total	\$1,015,500	\$468,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture		\$1,600	\$4,600	\$4,500
Electrical	\$23,300	\$1,600	\$1,600	\$16,000
Mechanical	\$2,500	\$1,300	\$3,400	\$4,900
Total	\$25,900	\$4,400	\$9,500	\$25,400
Priority A				
Priority B	\$25,900	\$2,800	\$4,900	\$25,400
Priority C		\$1,600	\$4,600	
Total	\$25.900	\$4,400	\$9,500	\$25,400



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

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

Asset #: 95

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	5 0/	3.7	#20 700	TIPE	ale ale	-	Φ1.4. 7 00	
Cast in Place Concrete	Location Worn/Ero	Crumbling, 1 : Canopy ded, Extent	\$39,700 Extent : Moderate At West Entrance : Moderate, Area A At West Entrance		-	5	\$14,700	A
Masonry: Brick	Location Water Pen	Crumbling, 1 : North Fo 1etration, E	xtent : Moderate, A	Area Affe	cted : 10%	5	\$50,100	A
	Location		ing Corridor To D					
Masonry: Limestone	Location Jnt Morta	Crumbling, 1 : North Fo	d, Extent : Moderat		-	5	\$2,200	A
Marble Panels	5%			LIFE	* *	5	\$2,200	Α
Windows								
Bronze/Brass	Location Deteriora Location Unit Inopo Location Other Obs	ation, Exter a: Through ted Finish, a: Through erable, Exter a: Through servation, E a: Through	Extent : Moderate, out ent : Moderate, Are out Extent : Moderate, A	Area Afj ea Affecte	fected : 20% ed : 100%	5	\$31,800	A
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$7,100	A
Masonry: Limestone	15%			LIFE	* *	5	\$1,600	A
Roof	5 0/			2022	00.100	10	\$ 200	
Built-Up (BUR)	5% 85%			2023	\$3,100	10	\$600 \$0.400	A
Modified Bitumen			ent, Extent : Light, . out	2031 Area Aff		10	\$9,400	A
Sloped Glazing	10%			LIFE	* *	5	\$14,800	A
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$7,900	C
Ceramic Tile	5%			2026	* *	5	\$1,800	C
Vinyl Tile	15%			2028	* *	3	\$2,000	C
Vinyl Tile	70%			2023	\$252,300	3	\$9,500	C

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.

Asset #: 95

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$2,800	C
Masonry: Brick	10%			LIFE	* *			C
Plaster	60%			LIFE	* *	5	\$10,200	C
SGFT/Glazed Masonry	25%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$9,100	В
Exposed Concrete	10%			LIFE	* *	5	\$600	В
Plaster	65%	Now	\$42,200	LIFE	* *	5	\$14,700	В
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	ı : Room F2	2-6					
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 20%			
	Location	ı : Through	out					

	Current Rep	oair 	Futur	e Replacement	IVI	aintenance	
% of 1 Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%			2023	\$3,200	5	\$100	В
			Area Affe	ected : 100%			
Location	: Electrical I	Room					
Explanati	on : 2 Main	Service Protecto	rs Rated	l @ 4000 Amperes	Each		
100%			2023	\$46,600	5	\$600	В
100%			2023	\$25,300	1		В
50%			2031	* *	5	\$300	В
50%			2022	\$11,800	5	\$300	В
80%	2-4	\$21,800	2048	* *	1		В
Insulation A	Aged, Extent	: Moderate, Are	a Affecte	ed : 100%			
Location .	: Throughou	t The Building					
20%			2033	* *	1		В
100%							D
100%			2036	* *	1	\$6,800	В
						. ,	
	100% Other Obset Location Explanati 100% 100% 50% 50% 80% Insulation A Location 20%	% of Fail Date E Total (Years) 100% Other Observation, Externation: 2 Main of Explanation: 2 Main of 100% 100% 50% 50% 50% 80% 2-4 Insulation Aged, Extent Location: Throughout 20% 100%	% of Total (Years) 100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: 2 Main Service Protector 100% 100% 50% 50% 50% 80% 2-4 \$21,800 Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 20%	No of Total Fail Date Estimated Cost Year FY	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2023 \$3,200 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: 2 Main Service Protectors Rated @ 4000 Amperes 100% 2023 \$46,600 100% 2023 \$25,300 50% 2031 ** 50% 2022 \$11,800 80% 2-4 \$21,800 2048 ** Insulation Aged, Extent: Moderate, Area Affected: 100% Location: Throughout The Building 2033 ** 100% 2033 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2023 \$3,200 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: 2 Main Service Protectors Rated @ 4000 Amperes Each 100% 2023 \$46,600 5 100% 2023 \$25,300 1 50% 2021 \$11,800 5 80% 2-4 \$21,800 2048 ** 1 Insulation Aged, Extent: Moderate, Area Affected: 100% Location: Throughout The Building 2033 ** 1 20% 2033 ** 1	No of Total Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs) Estimated Cost (Yrs)

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.

Asset #: 95

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting	-0-1					_
Fluorescent	20%	2028	* *	10	\$4,400	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	80%	2023	\$119,900	10	\$17,800	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	10%	2023	\$1,000	10	\$600	В
Exit, LED	50%	2051	* *	1		В
Exit, Service	40%	2023	\$1,700	1		В
Exterior Lighting						
HID	100%	2018	\$9,500	10	\$100	В
Alarm						
Security System						_
No Component	70%					D
Generic	30%	2023	\$23,700	1	\$2,500	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Hallways And Outside					
	Explanation: CCTV Surveillance Sys	stem				
Fire/Smoke Detection	40-1					_
No Component	60%	2010	44.00 .000		Φ# 600	D
Generic	40%	2018	\$108,000	1-3	\$5,600	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Hallways		~ .			
	Explanation: Strobe Lights And Man	ual Pull S	Station			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$1,800	В
	Other Observation, Extent:	Light, Area Affected .	100%			
	Location: Basement					
	Explanation: Piping Only, Plant	Building's Hydronic	Hot Water Origin	ates Fro	m Central Boiler	
Terminal Devices						
Convector/Radiator	100%	2028	* *	1	\$7,800	В
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Window/Wall Unit	80%	2018	\$47,400	1		В
No Component	20%		,			D

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

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

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,500	В
Exhaust Fans							
Interior	100%		2023	\$31,900	2	\$800	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$12,700	В
Sprinkler							
No Component	90%						D
Generic	10%		2033	* *	1-2	\$700	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG G

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 8,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1373 Lot : 20 BIN : 1085550

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$159,000	
Interior Architecture		\$51,400
Electrical	\$40,400	
Total	\$199,400	\$51,400
Priority A	\$159,000	
Priority B	\$40,400	
Priority C		\$51,400
Total	\$199,400	\$51,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture		\$2,000	\$900	\$1,700
Electrical	\$8,100	\$200	\$300	\$7,900
Mechanical	\$700	\$400	\$400	\$20,300
Total	\$8,800	\$2,600	\$1,700	\$30,000
Priority A				
Priority B	\$8,800	\$600	\$700	\$30,000
Priority C		\$2,000	\$900	
Total	\$8,800	\$2,600	\$1,700	\$30,000



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

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

Asset #:96

Architecture		Current R	epair	Futur	e Replacement	Maintenance		
System Component Type	, , , ,	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	\$14,900	A
Masonry: Limestone	3%			LIFE	* *	5	\$300	A
Windows								
Bronze/Brass	Air Infiltrati Location :	Through				5	\$9,000	A
	Thermally In Location :		Extent : Moderate out	, Area Aj	ffected : 50%			
	Unit Inopera Location :		nt : Moderate, Are out	a Affecte	d : 50%			
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$3,000	A
Masonry: Limestone	15%			LIFE	* *	5	\$700	A
Roof								_
Modified Bitumen	100%			2031	* *	10	\$4,700	Α
	Recent Repl Location :		nt, Extent : Light, 1 out	Area Affe	ected : 100%			
Interior								
Floors								
Carpet	35%			2022	\$24,800	3	\$6,000	C
Cast in Place Concrete	15%			LIFE	* *	5	\$3,800	C
Ceramic Tile	5%			2032	* *	5	\$600	C
Vinyl Tile	45%			2023	\$51,400	3	\$1,900	С
Interior Walls								
Plaster	70%			LIFE	* *	5	\$3,800	C
Plywood/Hardboard	10%			LIFE	* *			C
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$3,500	В
Exposed Concrete	10%			LIFE	* *	5	\$200	В
Glass: Susp Panels	20%			LIFE	* *			В
Plaster	40%			LIFE	* *	5	\$2,900	В

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%		2023	\$10,000	1		В
Panelboards							
Molded Case Bkrs	100%		2022	\$11,800	5	\$200	В

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

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

Asset #:96

Electrical	C	urrent Re	pair	Future Replacement		Maintenance			
System Component Type	/	ail Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Wiring									
Braided Cloth		2-4	\$7,900	2048	* *	1		В	
	_		: Moderate, Are	a Affecte	ed : 100%				
		Throughou	t The Building						
Thermoplastic	20%			2023	\$2,000	1		В	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Lighting									
Interior Lighting	1000/			2010	0.40.400	10	Φ7 100	ъ	
Fluorescent	100%		. 16 1	2018	\$40,400	10	\$7,100	В	
			ent : Moderate, A	Area Affe	ctea : 100%				
			t The Building						
T. I.I.	Explanation	n : 1-12 La	umps						
Egress Lighting Exit, LED	50%			2051	* *	1		В	
Exit, LED Exit, Service	50%			2018	\$700	1		В	
Exterior Lighting	3070			2010	Ψ700	1			
HID	100%			2023	\$3,000	10		В	
Alarm	10070			2023	Ψ3,000	10		ъ	
Security System									
No Component	70%							D	
Generic	30%			2023	\$7,500	1	\$800	В	
	Other Observ	vation, Ext	ent : Moderate, A				,		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Outside								
	Explanation	n : CCTV S	Surveillance Syst	em					
Fire/Smoke Detection									
No Component	70%							D	
Generic	30%			2023	\$25,700	1-3	\$1,300	В	
	Other Observ	vation, Ext	ent : Moderate, A	Area Affe	cted : 100%				
	Location : I	Hallways							
	Explanation	n : Smoke .	Detectors And Be	ells					

Mechanical	Current Repair	Future Rep	lacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$600	В
	Other Observation, Extent : L	ight, Area Affected : 100	%			
	Location: Basement					
	Explanation : Piping Only, I Plant	Building's Hydronic Hot	Water Origin	ates Fro	m Central Boiler	
Terminal Devices						
Convector/Radiator	100%	2028	* *	1	\$2,500	В

Air Conditioning

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.

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Window/Wall Unit	100%		2018	\$18,800	1		В
Ventilation							
Exhaust Fans							
Roof	20%		2028	* *	2		В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Fire Suppression			•				
Standpipe							
Generic	100%		2033	* *	1-5	\$4,000	В

Page: 172

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG H

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 8,500 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1373 Lot : 20 BIN : 1086489

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$159,000	
Interior Architecture		\$80,000
Electrical	\$40,400	
Total	\$199,400	\$80,000
Priority A	\$159,000	
Priority B	\$40,400	
Priority C		\$80,000
Total	\$199,400	\$80,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture		\$3,200	\$1,700	\$1,400
Electrical	\$8,100	\$200	\$300	\$7,200
Mechanical	\$800	\$400	\$500	\$20,400
Total	\$8,900	\$3,900	\$2,500	\$29,000
Priority A				
Priority B	\$8,900	\$600	\$800	\$29,000
Priority C		\$3,200	\$1,700	
Total	\$8,900	\$3,900	\$2,500	\$29,000



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

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

Asset #: 97

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	\$14,900	A
Masonry: Limestone	3%			LIFE	* *	5	\$300	A
Windows								
Bronze/Brass	Location Deteriora	ation, Extent : Throughted Finish,	Extent : Moderate,			5	\$9,000	A
		: Through						
			t, Extent : Moderate	, Area Aj	ffected : 50%			
		i : Through						
	-		ent : Moderate, Are	a Affecte	ed: 25%			
	Location	i : Through	nout					
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$3,000	A
Masonry: Limestone	15%			LIFE	* *	5	\$700	A
Roof								
Modified Bitumen	100%			2031	* *	10	\$4,700	A
terior								
Floors								
Ceramic Tile	5%			2032	* *	5	\$600	C
Panel/Paver: Cer/Brk	25%			2031	* *	5	\$6,500	C
Vinyl Tile	70%			2023	\$80,000	3	\$3,000	С
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$900	C
Plaster	75%			LIFE	* *	5	\$4,000	C
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$2,900	В
Plaster	75%			LIFE	* *	5	\$5,400	В

Electrical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$10,000	1		В
Panelboards								
Molded Case Bkrs	100%			2022	\$11,800	5	\$200	В
Wiring								
Braided Cloth	80%	2-4	\$7,900	2048	* *	1		В
	Insulation A	Aged, Exten	t : Moderate, Are	a Affecte	ed : 100%			
	Location .	: Througho	ut The Building					
Thermoplastic	20%			2023	\$2,000	1		В

Lighting

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.

Asset #: 97

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	100%	2018	\$40,400	10	\$7,100	В		
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%					
	Location : Throughout Th	e Building						
	Explanation: T-12 Lamps	,						
Egress Lighting								
Exit, Service	100%	2028	* *	1		В		
Exterior Lighting								
HID	100%	2023	\$3,000	10		В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2023	\$7,500	1	\$800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways And	Outside						
	Explanation: CCTV Surve	eillance System						
Fire/Smoke Detection								
No Component	70%					D		
Generic	30%	2023	\$25,700	1-3	\$1,300	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways							
	Explanation: Strobe Ligh	ts And Manual Pull S	'tation					

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2031	* *	4	\$600	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Piping On Plant	aly, Building's Hydronio	: Hot Water Origin	ates Fro	m Central Boiler	
Terminal Devices						
Convector/Radiator	100%	2028	* *	1	\$2,500	В
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Window/Wall Unit	100%	2018	\$18,800	1		В
Ventilation						
Exhaust Fans						
Roof	20%	2023	\$1,500	2		В
No Component	80%					D
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В

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.

Page: 175

HEALTH AND HOSPITALS CORP. - 819 GOLDWATER MEMORIAL HOSPITAL BLDG H

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$4,000	В
Sprinkler							
No Component	75%						D
Generic	25%		2033	* *	1-2	\$500	В

Page: 176

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BLDG J

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 45,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,ph

Block : 1373 Lot : 20 BIN : 1040749

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$136,700
Interior Architecture	\$315,500	\$45,900
Electrical		\$509,000
Mechanical		\$105,200
Total	\$315,500	\$796,700
Priority A		\$136,700
Priority B	\$315,500	\$614,200
Priority C		\$45,900
Total	\$315,500	\$796,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				\$8,800
Interior Architecture		\$30,700	\$1,700	
Electrical	\$35,100	\$2,900	\$3,200	\$11,700
Mechanical	\$10,800	\$14,400	\$10,900	\$19,100
Total	\$45,900	\$48,000	\$15,800	\$39,500
Priority A				\$8,800
Priority B	\$45,900	\$18,700	\$14,100	\$30,800
Priority C		\$29,300	\$1,700	
Total	\$45,900	\$48,000	\$15,800	\$39,500



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

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

Asset #: 98

Architecture		Current F	lepair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior				•				
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$24,600	A
			: Moderate, Area	Affected	: 25%			
	Location	: Penthous	ie					
Pre-Cast Concrete	15%			LIFE	* *	5	\$15,000	A
Window Wall	5%			2043	* *	5	\$5,800	A
Windows								
Aluminum	100%			2039	* *	5	\$10,000	A
Parapets								
Masonry: Brick	83%			LIFE	* *	5	\$11,900	A
Metal Panel	2%			2049	* *	5	\$1,100	A
Pre-Cast Concrete	10%			LIFE	* *	5	\$9,000	Α
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,500	A
Roof								
Metal Panel	5%			2028	* *	10	\$5,900	A
Modified Bitumen	80%			2031	* *	10	\$51,200	A
Skylight, Metal/Glass	5%			2033	* *	10	\$10,700	A
Sloped Glazing	10%			LIFE	* *	5	\$85,400	A
terior								
Floors								
Ceramic Tile	5%			2032	* *	5	\$2,300	C
Quarry Tile	65%			2036	* *	5	\$45,000	C
Vinyl Tile	10%			2023	\$45,900	3	\$1,700	C
Vinyl Tile	5%			2028	* *	3	\$900	C
Wood	15%			2051	* *	5	\$13,000	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,600	C
Glass: Single Pane	5%			LIFE	* *	5	\$2,900	C
Gypsum Board	5%			LIFE	* *	5	\$2,300	C
Gypsum Board	5%			LIFE	* *	5	\$2,300	C
Masonry: Brick	80%			LIFE	* *			С
Ceilings							.	
AcousTileConcealSpLn		0-2	\$315,500	2043	* *	5	\$24,500	В
			Extent : Moderate	, Area A	ffected : 25%			
		: Through						
			: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
AcousTileConcealSpLn	5%			2036	* *	5	\$2,900	В
Gypsum Board	10%			LIFE	* *	5	\$5,800	В

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type	% of F Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 98

Electrical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Exten Location : Electrical Ro Explanation : Main Ser	oom		5	\$1,000	В
Switchgear / Switchboard Molded Case Bkrs	100%	2023	\$62,100	5	\$1,000	В
Raceway Conduit	100%	2023	\$36,900	1		В
Panelboards Molded Case Bkrs	100%	2022	\$35,300	5	\$1,000	В
Wiring Braided Cloth	80% 2-4 Insulation Aged, Extent: Location: Throughout I		* * ed : 100%	1		В
Thermoplastic	20%	2033	* *	1		В
Motor Controllers Locally Mounted Motor Control Center	10% 90%	2036 2021	* * \$24,300	5 5	\$900	B B
Ground Grounding Devices Not Accessible	100%					D
Stand-by Power Transfer Switches Automatic	100%	2021	\$11,300	1	\$11,400	В
Lighting Interior Lighting Fluorescent	20% Other Observation, Exten Location : Throughout T Explanation : T-8 Lamp	The Building	* * ected : 100%	10	\$5,700	В
Fluorescent	80% Other Observation, Exten Location: Throughout T Explanation: T-12 Lam	2023 t : Moderate, Area Affe The Building	\$152,600 ected : 100%	10	\$22,600	В
Egress Lighting Exit, LED Exit, Service	50% 50%	2051 2018	* * \$2,700	1 1		B B
Exterior Lighting HID	100%	2023	\$16,100	10	\$100	В
Alarm Security System No Component Generic	70% 30% Other Observation, Exten Location : Hallways An Explanation : CCTV Su	d Outside	\$39,900 ected : 100%	1	\$4,200	D B

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.

Asset #: 98

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code	
Alarm					
Fire/Smoke Detection					
No Component	60%			D	
Generic	40%	2023 \$182,100	1-3 \$9,100	В	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location : Hallways				
	Explanation: Strobe Lights, Manual I	Pull Station And Alarm Bell	ls .		

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2043	* *	1		В
Conversion Equipment								
Heat Exchanger	50%			2032	* *	1	\$7,700	В
Pres. Reducing Valve/LP	50%			2032	* *	5	\$900	В
Steam								
Distribution						_		_
Hot Wtr Piping/Pump	50%			2039	* *	4	\$1,100	В
Steam Piping/Pump	50%			2043	* *	4	\$1,100	В
Terminal Devices								
Air Handler	50%			2028	* *	1	\$9,600	В
Convector/Radiator	50%			2036	* *	1	\$5,000	В
Air Conditioning								
Energy Source								
Campus Steam	100%			2043	* *	1		В
Conversion Equipment								
Absorption	100%			2032	* *	1	\$33,400	В
Chiller/Steam/HW								
			Extent : Light, Area					
			nt Mechanical Equi	_	oom			
	Explanati	ion : Refri	gerant, Lithium Bro	omide				
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$2,300	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$19,100	В
Heat Rejection								
Water Cool Tower	100%			2024	\$105,200	2	\$31,000	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,200	В
Exhaust Fans		· · · · · · · · · · · · · · · · · · ·						
Interior	70%			2028	* *	2	\$700	В
						_	\$200	_
Roof	30%			2028	* *	2	\$300	В
	30%			2028	**	2	\$300	В
Roof	30%			2028	* *	2	\$300	В

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.

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger								
HTHW/HW	100%			2043	* *			В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2023	\$10,800	4	\$2,000	В
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$16,200	В

Page: 181

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOLDWATER MEMORIAL HOSPITAL BOILER

Address : ROOSEVELT ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 38,356 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Oct-2011 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1373 Lot : 20 BIN :

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,030,000	\$96,700
Interior Architecture	\$112,400	
Electrical	\$464,000	\$114,700
Mechanical		\$491,500
Total	\$3,606,300	\$702,900
Priority A	\$3,030,000	\$96,700
Priority B	\$464,000	\$606,200
Priority C	\$112,400	
Total	\$3,606,300	\$702,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture		\$23,000	\$300	\$3,800
Electrical	\$55,100	\$4,200	\$5,800	\$11,300
Mechanical	\$33,200	\$5,400	\$5,800	\$27,800
Total	\$88,300	\$32,600	\$11,900	\$42,900
Priority A				
Priority B	\$88,300	\$9,600	\$11,500	\$39,100
Priority C		\$23,000	\$300	\$3,800
Total	\$88,300	\$32,600	\$11,900	\$42,900



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.

rchitecture		Current Repair			e Replacement	Maintenance			
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
kterior	•							•	
Exterior Walls									
Cast in Place Concrete		Now	\$43,200	LIFE	**	5	\$16,000	Α	
	Cracking/Ci Location :	_	Extent: Moderate	, Area A	ffected: 20%				
		_	- tent : Moderate, Ar	ea Affec	ted : 15%				
	Location :			cu 11,5 cc					
Glazed Ceramic Panel		Now	\$119,100	LIFE	* *	5	\$15,000	A	
	Broken/Mis.	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location:	East Fac	ade,West Facade,S	South Fa	cade,North Facade	2			
	_	_	Extent : Severe, A						
			icade,South Facad			2			
	Int Mortar I Location :		l, Extent : Severe, A cal Bands	Area Affe	ectea : 100%				
Masonry: Brick		Now	\$1,213,100	LIFE	* *	5	\$57,700	A	
Widsom y. Brick			ents, Extent : Seve		Affected : 50%	3	Ψ37,700	Α	
		_	ade, North Facade						
	Cracking/C	rumbling,	Extent : Severe, A	rea Affec	rted : 50%				
	Location:	_							
			tent : Severe, Area		: 25%				
			ade, North Facade		-1.500/				
	_		Extent : Severe, Ar all Facing Lower R		ea : 50%				
			t, Extent : Severe, 1	-	ected : 100%				
	Location :			33					
	Vertical Cra	acks, Exte	nt : Severe, Area A	ffected :	50%				
	Location :	At Corne	ers						
Windows	1,000/	NT.	¢290,200	2040	* *	_	¢20,000		
Steel		Now ion Exter	\$380,200 at : Moderate, Area	2048 Affected		5	\$39,000	Α	
	Location :			rijjeeree	5070				
		_	ts, Extent : Modero	te, Area	Affected : 50%				
	Location:	Through	out						
			xtent : Moderate, A	rea Affe	cted : 50%				
	Location :								
			Extent : Moderate,	Area Af	tected: 100%				
	Location : Thermally I	_	oui Extent : Moderate	Area A	ffected : 100%				
	Location :			, 111 CU 11	,,,cereu . 10070				

Asset #:99

Architecture		Current Repair Future Replacement M				aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets Cast Stone/Terra Cotta	Location Cracking/ Location	issing Elem n : Coping Crumbling, n : Coping	\$191,900 nents, Extent: Severe, A	rea Affeo	eted : 25%	5	\$16,000	A
		r miss/Eroo 1 : Coping	d, Extent : Severe, .	Area Affe	ectea : 50%			
Masonry: Brick	80% Diagonal Location Int Morta Location Misaligne Location Water Pen	Now Cracks, Ex n: Penthou r Miss/Eroo n: Through d/Bulging, n: North Fo	Extent : Severe, Ar acade Extent : Moderate, A	te, Area A	Affected : 100% red : 50%	5	\$8,300	A
Roof	Locuitor	i. Through	Oui					
Single Ply Membrane	Location Miss/Dam Location Seams Op Location Water Pen Location	Failure, Ex 1: Through 1: Through 1: Through 1: Through 1: Through 1: Through 1: Through	nings, Extent : Mod out stent : Moderate, A out Extent : Moderate, A out	lerate, Ar rea Affeo Area Affe	rea Affected : 100% rted : 50% cted : 50%	6		A
Skylight, Metal/Glass	Location Glazing B Location Water Per Location Other Obs	n/Rusting, E n: Through Proken/Crac n: Through netration, E n: Power P servation, E n: Over Po	ked, Extent : Mode out Extent : Severe, Are	erate, Arc a Affecte	ea Affected : 25% d : 20%			A
Interior	Елріана	uon . Com	nguieu Giuss					
Floors								
Cast in Place Concrete Panel/Paver: Cer/Brk Quarry Tile	25% 40% 10%			LIFE 2031 2028	** **	5 5 5	\$28,000 \$46,100 \$7,700	C C C
Steel Grating Vinyl Tile	20% 5%			2033 2023	* * \$25,400	1 3	\$1,000	C C

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

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

Asset #:99

Architecture	Current Rep	oair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior								
Interior Walls								
Cast in Place Concrete	15% Now	\$112,400	LIFE	* *			C	
	Cracking/Crumbling, E.	xtent : Moderate	, Area Aj	ffected : 25%				
	Location : South Wall	Along Windows	And Stee	am Lines				
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : South Wall							
Masonry: Brick	10%		LIFE	* *			С	
·	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : North Wall							
SGFT/Glazed Masonry	75%		LIFE	* *			С	
Ceilings								
Exposed Concrete	50%		LIFE	* *	5	\$4,000	В	
-	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Power Plant Area							
Exposed Struc: Steel	50%		LIFE	* *			В	
Electrical	Current Rep	pair	Futur	e Replacement	M	aintenance		

ectrical		Current F	Repair	Future	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
ler 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2-4	\$16,700	2053	* *	5	\$100	В	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location: Basement								
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	Location: Basement							
	Explanat	ion : 2 Ma	in Service Protecto	rs Rated	@ 800 Amperes E	ach			
Switchgear / Switchboard									
Molded Case Bkrs	100%	2-4	\$77,700	2053	* *	5	\$400	В	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location	: 2nd Floo	or						
Raceway									
Conduit	100%			2023	\$18,700	1		В	
Panelboards									
Fused Disc Sw	10%			2022	\$3,500	5	\$100	В	
Molded Case Bkrs	40%			2022	\$14,100	5	\$300	В	
Molded Case Bkrs	50%	2-4	\$17,700	2048	* *	5	\$200	В	
	On Extende	ed Life, Ex	tent : Moderate, Ai	rea Affect	ted : 100%				
	Location	: Basemen	ıt						
Wiring									
Braided Cloth	80%	2-4	\$12,000	2048	* *	1		В	
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location	: Through	out The Building						
Thermoplastic	20%			2033	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2028	* *	5	\$200	В	

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

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

Asset #:99

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches	1000/			2021	411.200		φο ποο	-
Automatic	100%	1		2021	\$11,300	1	\$9,700	В
Generators Diesel	100%			2019	\$76,500	1	¢12.200	В
Diesei	Other Obs	servation, E n : 1st Floo		Area Affe		1	\$12,200	Б
	Explana	tion : 100 I	Kw Cummims Gens	et				
Batteries Nickel Cadmium	100%			2015	\$700	5	\$7,000	В
Fuel Storage	70 0/			2022	Φ1. 7 00	~	Ф2 200	D
Day Tank	Location	servation, E n : 1st Floo	Extent : Moderate, A r Gallons Capacity	2022 Area Affe	\$1,500 ected : 100%	5	\$3,200	В
Underground Storage	50%			LIFE	* *	5	\$1,100	В
Lighting Interior Lighting Fluorescent	Location	servation, E	Extent : Moderate, 1 out The Building	2023 Area Affe	\$27,300 ected : 100%	10	\$15,700	В
Fluorescent	20% Other Obs Location	servation, E n : Through	Extent : Moderate, A out The Building Compact Fluoresco			10	\$6,300	В
HID	10%		T	2023	\$7,100	10	\$100	В
Incandescent	20%			2023	\$10,900	2	\$200	В
Egress Lighting					·			
Emergency, Battery	10%			2023	\$1,500	10	\$800	В
Exit, Service	90%	1		2023	\$5,300	1		В
Exterior Lighting	1000/			2010	Φ.ς. 700	10	#100	ъ
HID	100%			2018	\$6,500	10	\$100	В
Lightning Protection Arresters/Cabling Generic			Extent : Moderate, 1	2026 Area Affe	* * ected : 100%	5	\$500	В
	Explana	tion : Copp	per Lightning Rods	Installea	l In The Stack Only	·.		
Alarm Fire/Smoke Detection Generic	100%			2018	\$386,300	1-3	\$20,000	В
	Other Obs Location	servation, E n : Through	Extent : Moderate, A out The Building pe Lights, Manual F	Area Affe	ected : 100%		¥ - 0,000	-

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

Asset #:99

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Energy Source								
Fuel Oil No 6	50%	0-2	\$25,000	2053	* *	5	\$2,600	В
			oderate, Area Affe					
			Out Oil Tanks, (3) 5) 25,000	Gallon Tanks	
			t : Light, Area Affe	cted : 10	00%			
	Location	: Buried T	Canks					
Fuel Oil No 6	50%			2023	\$50,100	5	\$5,300	В
Conversion Equipment								
Steam Boiler	100%			2021	\$197,900	1	\$33,900	В
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	: Boiler R	oom					
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Central I	Boiler Plant					
	Explana	tion : 8 #6	Oil Burning High I	Pressure	Steam Boilers			
Distribution								
Hot Wtr Piping/Pump	50%			2031	* *	4	\$1,300	В
	Other Observation, Extent : Light, Area Affected : 100%							
		: Through						
	Explana Purpose		Temperature Hot \	Water Is	Distributed To Oth	er Buildi	ings For Heating	
Steam Piping/Pump	50%	S		2033	* *	4	\$800	В
Terminal Devices	3070			2033		4	\$600	ь
Convector/Radiator	60%			2028	* *	1	\$6,600	В
Fan Coil Unit/Heat	40%			2023	\$243,500	1	\$4,400	В
Air Conditioning	7070			2023	Ψ2+3,300	1	ψ+,+00	
Conversion Equipment								
Window/Wall Unit	10%			2018	\$8,400	1		В
No Component	90%			2010	φο,400	1		D
Plumbing	7070							
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		В
HW Heat Exchanger								·
High Temp	100%			2023	\$25,200	4	\$5,100	В
Sanitary Piping					, , - 0 0	<u> </u>	+-,-30	·
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2018	\$10,800	4	\$1,300	В
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,100	В
Fixtures							· · ·	
Generic	100%							В
E. G .								

Fire Suppression

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.

Page: 187

HEALTH AND HOSPITALS CORP. - 819 GOLDWATER MEMORIAL HOSPITAL BOILER

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Fire Suppression Fire Pump				
Generic	100%	2026 **	1 \$6,400	В
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Central Boiler Plant			
	Explanation : Fire Pumps Provide Wa	ter To Stand Pipe System H	House Tank On Building E	

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 /

Area Sq Ft : 425,687 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Mar-2008 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,12,15

Block : 270 Lot : 32 BIN : 1003224

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$827,900	\$774,500
Interior Architecture	\$4,742,700	\$4,895,500
Electrical	\$165,900	\$3,994,900
Mechanical	\$1,599,400	\$6,732,800
Total	\$7,335,900	\$16,397,600
Priority A	\$827,900	\$774,500
Priority B	\$5,865,400	\$10,955,700
Priority C	\$642,700	\$4,667,400
Total	\$7.335.900	\$16,397,600

Total	\$359,700	\$265,400	\$410,800	\$272,900
Priority C	\$29,300	\$42,400		\$36,700
Priority B	\$320,900	\$223,000	\$397,900	\$236,300
Priority A	\$9,400		\$12,900	
Total	\$359,700	\$265,400	\$410,800	\$272,900
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Mechanical	\$177,600	\$80,400	\$202,300	\$79,700
Electrical	\$24,900	\$24,200	\$31,600	\$38,100
Interior Architecture	\$29,300	\$42,400	\$45,600	\$36,700
Exterior Architecture	\$9,400		\$12,900	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	7%			LIFE	* *	5	\$111,500	A
Masonry: Brick	3%			LIFE	* *	5	\$9,600	A
Masonry: Brick	75%			LIFE	* *	5	\$238,900	A
Masonry: Brick	5%	Now	\$55,800	LIFE	* *	5	\$15,900	A
	Diagonal Cracks, Extent : Severe, Area Affected : 20% Location : Throughout Site Wall							
Masonry: Brick	5%	Now	\$27,900	LIFE	* *	5	\$15,900	A
			Extent : Moderate, A nt Foundation Wall	rea Affe	cted : 20%			
Window Wall	5%			2039	* *	5	\$59,700	A
Windows								_
Aluminum	100%	Now	\$195,100	2035	* *	5	\$19,400	A
	Caulking I	Deteriorate	ed, Extent : Modera	te, Area	Affected : 40%			
	Location	: Through	out					
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	\$56,300	A
Masonry: Brick	20%			LIFE	* *	5	\$1,800	A
Metal Rail	20%			2032	* *	5-10	\$32,800	A

Asset #: 100

Architecture		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof	1.20/			2010	¢04.400	10	¢15 000	4
Built-Up (BUR)	12% 30%	Now	\$210,900	2019 2029	\$84,400 * *	10	\$15,000	A
Built-Up (BUR)			\$210,900 derate, Area Affect					Α
		ı : Over 131		eu . 4 0/0				
			xtent : Moderate, A	Area Affe	cted : 10%			
		ı : Over 131		33				
	Worn/Ero	ded, Extent	: Severe, Area Aff	ected : 40	0%			
	Location	ı : Over 131	th Floor					
Cast in Place Concrete	3%	Now	\$9,400	LIFE	* *			A
			ings, Extent : Mod	erate, Ar	ea Affected : 50%			
	Location	ı : Over Ga	rage					
			xtent : Moderate, A	Area Affe	cted : 20%			
	Location	ı : Over Ga	rage					
IRMA/Protected Membrane	20%	Now	\$242,000	2029	* *			A
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 40%			
	Location	ı : Over Fir	st And Second Flo	ors				
	_		Extent : Severe, Are st And Second Flo		ed : 40%			
			xtent : Moderate, A st And Second Flo		cted : 40%			
IRMA/Protected Membrane	20%			2019	\$242,000	10	\$24,900	A
Panel/Paver: Cer/Brk	10%	Now	\$51,400	2029	* *			A
		netration, E 1 : Through	xtent : Severe, Are out	a Affecte	d : 40%			
Traffic Topping	5%	Now	\$44,800	2029	* *			A
11 0	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	ı : Over Ga	rage					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 30%			
	Location	ı : Over Ga	rage					
			: Severe, Area Aff	ected : 25	5%			
	Location	ı : Over Ga	rage					
Interior								
Floors	1.50/			LIPE	* *	~	φ1 71 000	C
Cast in Place Concrete	15%			LIFE	* *	5	\$171,000	C
Ceramic Tile Panel/Paver: Cer/Brk	5% 5%			2028 2035	**	5 5	\$26,100 \$58,600	C C
Panel/Paver: Cer/Brk Terrazzo	5% 5%			LIFE	* *	5 5	\$38,600	C
Traffic Topping	5% 5%			2024	\$733,100	<i>5</i>	\$32,600	C
Vinyl Tile	65%			2019	\$3,366,200	3	\$127,100	C
v myr rmc	05/0			2019	ψ3,300,200	J	ψ127,100	

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

Asset #: 100

Architecture		Current F	Repair	Futur	e Replacement	M			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Interior Walls	= 0.		φ.ς. 12. Ξ 0.0		de de			~	
Cast in Place Concrete	5%	Now	\$642,700	LIFE	**			C	
			nt : Moderate, Are						
			e Column In Compi						
			xtent : Moderate, A						
		: Concrete	e Column In Comp						
Ceramic Tile	5%			2028	* *	5	\$47,300	C	
Concrete Masonry Unit	10%			LIFE	* *	5	\$37,800	C	
Masonry: Brick	5%			LIFE	* *			C C C	
Marble Panels	5%			LIFE	* *			C	
Plaster	60%			LIFE	* *	5	\$170,200	C	
SGFT/Glazed Masonry	5%			LIFE	* *				
Wood	5%			LIFE	* *	5	\$189,100	C	
Ceilings									
AcousTileConcealSpLn	10%			2017	\$419,100	5	\$65,200	В	
AcousTileConcealSpLn	70%	Now	\$146,700	2017	\$2,933,800	5	\$228,100	В	
	_		Extent : Moderate,	Area Aff	ected : 70%				
	Location	: Through	out						
AcousTileSusp.Lay-In	5%			2017	\$181,500	5	\$26,100	В	
Exposed Concrete	10%	Now	\$419,000	LIFE	* *	5	\$8,100	В	
	-	Crumbling, : Beam In	Extent : Moderate Garage	, Area A <u>j</u>	fected : 20%				
	Water Penetration, Extent : Severe, Area Affected : 10% Location : Garage								
			Extent : Moderate, A	Area Affe	cted : 10%				
		: Garage		33 -					
			oded Steel Beam						
Metal Panel	5%			LIFE	* *	5	\$32,600	В	

ectrical	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2029	* *	5	\$1,800	В
	Other Observation, Extent: Moder	ate, Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation : Two Main Disconn	ect Switches Rate	d At 4000 Amp	s Each		
Transformers						
Dry Type	100%	2024	\$14,500	5	\$1,300	В
, ,,	Other Observation, Extent: Moder	ate, Area Affected	l: 100%			
	Location: Generator Room					
	Explanation: 500 KVA					
Switchgear / Switchboard						
Air Circuit Breaker	100%	2029	* *	5	\$1,800	В

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Asset #: 100

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	40%	2029	* *	1		В
Conduit	60%	2019	\$252,600	1		В
Panelboards						
Molded Case Bkrs	70%	2027	* *	5	\$6,500	В
Molded Case Bkrs	30%	2018	\$127,100	5	\$2,800	В
Wiring						
Busway	20%	2024	\$95,200	1		В
Thermoplastic	55%	2029	* *	1		В
Thermoplastic	25%	2019	\$119,100	1		В
Motor Controllers						
Locally Mounted	20%	2024	\$159,600	5	\$500	В
Motor Control Center	80%	2024	\$638,500	5	\$7,600	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$5,100	В
	Other Observation, Extent: Moder	ate, Area Affecte	ed : 100%			
	Location : Water Meter Room					
	Explanation: Connected With Me	ain Water Pipe.				
Stand-by Power						
Transfer Switches						
Automatic	100%	2024	\$11,300	1	\$107,500	В
Generators						
Diesel	100%	2022	\$76,500	1	\$134,900	В
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location : Generator Room					
	Explanation: 350 KW					
Batteries						
Nickel Cadmium	100%	2015	\$700	5	\$77,700	В
Fuel Storage						
Day Tank	20%	2018	\$6,000	5	\$12,900	В
Main Tank	80%	2022	\$40,100	5	\$8,200	В
Lighting						
Interior Lighting						
Fluorescent	35%	2019	\$753,900	10	\$111,800	В
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	48%	2019	\$1,033,900	10	\$153,300	В
	Other Observation, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	15%	2024	\$323,100	10	\$47,900	В
	Other Observation, Extent : Moder			-	, - ,	
	Location: Throughout	50				
	Explanation: T-5 And Compact					
HID	2%	2019	\$30,300	10	\$200	В
	270	2017	Ψ50,500	10	Ψ200	ע

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.

Asset #: 100

Electrical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Egress Lighting								
Exit, Service	50%		2019	\$30,100	1		В	
Exit, Battery	50%		2019	\$150,500	10	\$11,800	В	

Mechanical		Current l	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							
Energy Source								
Utility Steam	100%			2029	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
	Explana	tıon : Stear	n From Con Edisor	ı				
Conversion Equipment Pres. Reducing Valve/LF	P 100%			2022	\$256,900	5	\$20,700	В
Steam	100%			2022	\$230,900	3	\$20,700	Ь
Distribution								
Hot Wtr Piping/Pump	20%			2027	* *	4	\$5,200	В
Steam Piping/Pump	80%		\$231,200	2029	* *	4	\$13,800	В
Steam 1 iping/1 ump			foderate, Area Affe		%	-	Ψ13,000	Ъ
			nt And 14th Fl. Med					
Terminal Devices								
Air Handler	70%			2019	\$1,562,500	1	\$151,000	В
Convector/Radiator	30%			2024	\$1,173,000	1	\$33,800	В
Air Conditioning								
Energy Source								
Utility Steam	100%			2029	* *	1		В
Conversion Equipment								
Absorption	100%			2028	* *	1	\$377,300	В
Chiller/Steam/HW								
Distribution								
Chilled Wtr Pipe/Pump	100%		\$202,300	2029	* *	4	\$17,200	В
			loderate, Area Affe	cted : 309	%			
	Location	ı : 14th Fl.	Mech. Room					
Terminal Devices								_
Air Handler/Cool/Ht	100%			2019	\$1,758,400	1	\$215,700	В
Heat Rejection								_
Remote Air Cond	10%			2019	\$247,300	2	\$24,300	В
Water Cool Tower	90%			2017	\$1,069,500	2	\$315,500	В
Ventilation								
Distribution	1000/			LIDD	* *	2.5	¢104. 2 00	D
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$194,200	В
Exhaust Fans	000/			2024	¢411 000	2	ф о 70 0	D
Interior	90%			2024	\$411,900	2	\$9,700	В
Roof Plumbing	10%			2019	\$32,900	2	\$1,100	В

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

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

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2024	\$1,236,500	1		В	
Water Heater									
Gas Fired	100%			2015	\$96,300	2	\$5,200	В	
HW Heat Exchanger									
Low Temp	100%			2029	* *	4	\$34,500	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%		\$28,900	LIFE	* *	1		В	
			: Severe, Area Affe						
	Location	i : From Th	ne Roof To 14th Fl	Cafeteria	Ceiling				
Sump Pump(s)									
Rigid Piping	100%			2024	\$10,800	4	\$2,000	В	
Sewage Ejector(s)									
Compressed Air	100%			2029	* *	4	\$1,300	В	
Fixtures									
Generic	100%							В	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
	Other Obs	Other Observation, Extent : Light, Area Affected : 100%							
	Location	i : (4) B-13	, (3) 1-6, (1) B-14						
	Explana	tion : 8 Un	its						

Page: 195

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC

Address : 34 SPRING STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 17,127 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Mar-2008 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 480 Lot : 21 BIN : 1007180

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$617,900	\$464,200
Interior Architecture	\$43,500	\$384,900
Electrical		\$181,000
Mechanical		\$733,100
Total	\$661,400	\$1,763,200
Priority A	\$617,900	\$464,200
Priority B		\$914,100
Priority C	\$43,500	\$384,900
Total	\$661,400	\$1,763,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$19,000			
Interior Architecture	\$2,200		\$2,200	\$2,500
Electrical	\$900		\$10,900	\$21,400
Mechanical	\$26,700	\$4,700	\$7,300	\$4,700
Total	\$48,800	\$4,700	\$20,400	\$28,600
Priority A	\$19,000			
Priority B	\$28,500	\$4,700	\$20,400	\$26,100
Priority C	\$1,400			\$2,500
Total	\$48,800	\$4,700	\$20,400	\$28,600



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.

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%		\$8,200	LIFE	* *	5	\$19,100	A	
			Extent: Moderate	, Area A	ffected : 5%				
	Location	ı : North Fa	ıcade						
Copper/Terne	5%			2039	* *	10	\$5,700	A	
Masonry: Brick	60%	Now	\$102,700	LIFE	* *	5	\$29,300	A	
			l, Extent : Moderat	e, Area A	Affected : 20%				
		ı : East Fac							
			derate, Area Affect	ed : 5%					
	Location	a : East Fac	rade						
Masonry: Granite	5%			LIFE	* *	5	\$1,800	A	
Stucco Cement	25%			2024	\$401,000	5	\$30,500	A	
Windows									
Aluminum	100%			2035	* *	5	\$3,100	A	
Parapets									
Cast Stone/Terra Cotta	5%		\$6,900	LIFE	* *	5	\$2,900	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : North Facade								
	Jnt Morta	r Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 50%				
	Location	a : North Fo	ıcade						
Masonry: Brick	70%	Now	\$365,300	LIFE	* *	5	\$5,200	A	
•	Horizonta	l Cracks, E	xtent : Moderate, A	rea Affe	cted : 25%				
	Location	: East Fac	ade,South Facade,	West Fa	cade				
	Jnt Morta	r Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 100%				
	Location	a : East Fac	ade,South Facade,	West Fa	cade				
	Spalling, I	Extent : Sev	ere, Area Affected	: 50%					
	Location	: East Fac	ade,South Facade,	West Fa	cade				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%				
	Location	a : East Fac	ade,West Facade,S	South Fa	cade				
Stucco Cement	25%			2024	\$63,200	5	\$4,800	A	

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

Asset #: 101

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							•
Roof								
Built-Up (BUR)	85%	Now	\$149,900	2029	* *			A
			lerate, Area Affecte	ed: 25%				
	Location :	Through	out					
	O		Extent : Moderate, A	Area Affe	ected : 25%			
	Location :							
			: Moderate, Area	Affected	: 25%			
	Location :	Through	out					
Copper/Terne	8%			2034	* *	10	\$6,300	A
Metal Panel	5%	Now	\$2,200	2032	* *			Α
	Miss/Dama	ged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location :	Over Me	dical Records					
	Water Pene	tration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location :	Over Me	dical Records					
	Other Obse	rvation, E	xtent : Moderate, A	rea Affe	cted : 100%			
	Location :	Over Me	dical Records					
	Explanati	on: Roof	Is Covered With To	ır				
Skylight, Metal/Glass	2%			2029	* *	10	\$2,100	A
Interior								
Floors	250/			LIPP	* *	-	¢24.000	C
Cast in Place Concrete	25%			LIFE	* *	5	\$24,000	C
Ceramic Tile	5%			2028		5	\$2,200	C C
Sheet Vinyl/Rubber	45%			2019 2024	\$319,600 \$65,300	5	\$29,600 \$3,300	C
Vinyl Tile	15% 10%			2024		3	\$2,200	C
Vinyl Tile Interior Walls	10%			2013	\$43,500	3	\$2,200	<u> </u>
Glass Block	5%			LIFE	* *			С
Masonry: Brick	25%			LIFE	* *			C
Plaster	70%			LIFE	* *	5	\$6,600	C
Ceilings	7070			LIFE			\$0,000	
AcousTileSusp.Lay-In	10%			2032	* *	5	\$4,400	В
Exposed Struc: Steel	5%			LIFE	* *	3	Ψ+,+00	В
Masonry: Infill Arch	25%			LIFE	* *			В
Plaster	55%			LIFE	* *	5	\$15,100	В
Plaster	5%	Now	\$800	LIFE	* *	5	\$1,400	В
1 iustei			Extent : Moderate		ffected : 5%	3	Ψ1, 1 00	ט
	Location :	_		,	,			

Electrical	Current Repair			Futur	e Replacement	Ma		
System Component Type	% of Fail Da Total (Year		mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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.

Asset #: 101

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•								
Service Equipment									
Fused Disc Sw	100%			2019	\$1,700	5	\$100	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
	Location	ı : Electrica	al Room						
	Explana	tion : No R	ating Available						
Raceway									
Conduit	90%			2019	\$9,000	1		В	
Conduit	10%			2029	* *	1		В	
Panelboards									
Molded Case Bkrs	10%			2027	* *	5		В	
Molded Case Bkrs	90%			2018	\$21,200	5	\$300	В	
Wiring									
Thermoplastic	90%			2019	\$8,400	1		В	
Thermoplastic	10%			2029	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2017	\$10,800	5	\$100	В	
Ground									
Grounding Devices									
Generic	100%	2-4	\$900	LIFE	* *	5	\$200	В	
	Other Observation, Extent: Severe, Area Affected: 100%								
		Location : Boiler Room							
	Explana	tion : Corre	oded And Connecte	d With N	Main Water Pipe				
Lighting									
Interior Lighting									
Fluorescent	60%			2019	\$108,600	10	\$16,100	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Throughout								
		tion : T-12	Lamps						
Fluorescent	40%			2019	\$72,400	10	\$10,700	В	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		ı : Through							
	Explana	tion : T-8 L	amps						
Egress Lighting									
Exit, Service	50%			2019	\$2,500	1		В	
Exit, Battery	50%			2019	\$12,700	10	\$1,000	В	

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of l Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	100%		2029	* *	5	\$9,100	В
Conversion Equipment							
Steam Boiler	100%		2024	\$169,400	1	\$29,000	В
Distribution							
Steam Piping/Pump	100%		2029	* *	4	\$1,400	В

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

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

Mechanical		Current Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Terminal Devices								
Convector/Radiator	100%		2024	\$328,600	1	\$9,500	В	
Air Conditioning								
Energy Source								
Electricity	100%		2027	* *	1		В	
Conversion Equipment								
Int Pkg Unit - Cooling	20%		2020	\$89,600	2	\$400	В	
Ext Pkg Unit - Cooling	60%		2027	* *	2	\$1,100	В	
Window/Wall Unit	20%		2015	\$14,300	1		В	
Heat Rejection								
Remote Air Cond	20%		2024	\$41,600	2	\$4,100	В	
No Component	80%						D	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,300	В	
Exhaust Fans								
Roof	100%		2019	\$27,700	2	\$900	В	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2024	\$103,900	1		В	
Water Heater								
Gas Fired	100%		2015	\$8,100	2	\$400	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1		В	
Fixtures								
Generic	100%						В	

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

Page: 200

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILION

Address : 15 WEST 136 STREET @FIFTH AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 149,729 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 21-Jan-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,9

Block : 1734 Lot : 1 BIN : 1082169

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,094,700	\$115,200
Interior Architecture	\$38,200	\$788,100
Electrical	\$505,000	\$2,381,800
Mechanical	\$1,387,800	\$644,300
Total	\$3,025,700	\$3,929,400
Priority A	\$1,094,700	\$115,200
Priority B	\$1,931,000	\$3,026,100
Priority C		\$788,100
Total	\$3,025,700	\$3,929,400

Total	\$415,100	\$116,300	\$110,900	\$84,500
Priority C	\$114,900		\$4,700	\$9,400
Priority B	\$222,700	\$116,300	\$106,100	\$75,000
Priority A	\$77,400			
Total	\$415,100	\$116,300	\$110,900	\$84,500
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$83,400	\$37,100	\$59,200	\$23,900
Electrical	\$51,300	\$43,700	\$11,500	\$15,600
Interior Architecture	\$167,400		\$4,700	\$9,400
Exterior Architecture	\$77,400			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Current Repa	air	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior										
Exterior Walls Masonry: Brick	10% Now	\$23,500	LIFE	* *	5	\$6,700	A			
	Diagonal Cracks, Extent	: Moderate, Are	ea Affec	ted : 10%						
	Location: Bulkheads									
	Horizontal Cracks, Extent: Moderate, Area Affected: 5%									
	Location : Bulkheads Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
	Int Mortar Miss/Eroa, Es Location : Throughout	xtent : Moaerate	e, Area A	Affectea : 30%						
			* ****	di di		Φ.7.2.200				
Masonry: Brick	78%	Ф.4.2. OOO	LIFE	* *	5	\$52,300	A			
Masonry: Limestone	5% 4+	\$43,900	LIFE		5	\$2,500	A			
	Int Mortar Miss/Erod, Ex Location : Throughout	xtent : Moderate	e, Area A	Affectea : 40%						
Masonry: Marble	2%		LIFE	* *	5	\$1,000	A			
Metal Panel	5% Now	\$27,700	2051	* *	5	\$6,300	A			
	Broken/Missing Elements, Extent: Severe, Area Affected: 100%									
	Location: Entrance Sidewalk Roof Fascia.									
	Other Observation, Extent : Severe, Area Affected : 100%									
	Location: Entrance Roof Canopy.									
	Explanation : Main Ent Carraige Structure Is S		itilever I	s Completely Miss	ing Fasc	ia And Under				
Windows										
Metal/Detention Type	50% Now Bent/Warped Elements, E	\$229,000 Extent : Modera	2031 te, Area	* * Affected : 20%	5	\$16,400	A			
	Location : Ninth Floor									
	Unit Inoperable, Extent:	Moderate, Area	a Affecte	ed: 20%						
	Location : Ninth Floor									
Steel	50% Now	\$548,000	2046	**	5	\$56,200	A			
	Air Infiltration, Extent : S	Severe, Area Aff	ected : 7	75%						
	Location: Throughout									
	Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout.									
	Other Observation, Extent : Severe, Area Affected : 100%									
	Location : Throughout									
	Explanation: Windows	Are Made Of G	Galvaniz	ed Steel.						

Page: 202

HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL KOUNTZ PAVILION

Asset #: 103

Architecture	Current Repair	Future Replaceme	ent	M	aintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code					
Exterior											
Parapets	000/ N	I III	* *	~	Ф1 000						
Masonry: Brick	20% Now \$12,500	LIFE	* *	5	\$1,800	A					
	Diagonal Cracks, Extent : Moderate, Area Affected : 15% Location : Lower Wing Over Service Area										
	Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 35%										
	In Moriar Miss/Eroa, Extent: Moderate, Area Ajjectea: 55% Location: Throughout										
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%										
	Location: Throughout										
		Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Throughout.										
	Explanation : All Parapet Walls With										
Masonry: Brick	30%	LIFE	* *	5	\$2,700	A					
Metal: Cage/Fence	50% 4+ \$13,800	2026	* *	5	\$14,500	A					
	Corrosion/Rusting, Extent: Moderate, A Location: Throughout	Area Affectea : 20%									
Roof	Locuiton : Inroughoui										
Built-Up (BUR)	40% 0-2 \$109,600	2031	* *			A					
Dunt of (Doit)	Blisters, Extent : Moderate, Area Affect										
	Location: Throughout										
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%										
	Location: Over Ninth Floor & Pentho										
	Patching Evident, Extent: Severe, Area Affected: 100%										
	Location: Throughout										
	Worn/Eroded, Extent : Moderate, Area	Affected: 50%									
D. T. H. (DID)	Location: Throughout	2021	* *			<u> </u>					
Built-Up (BUR)	60% Now \$164,400	2031	* *			A					
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : Over 9th Floor.										
	Location : Over 4th Floor. Patching Evident, Extent : Severe, Area Affected : 100%										
	Location : Throughout										
	Vegetation Growth, Extent : Light, Area Affected : 5%										
	Location : Adjacent To Parpet Walls.										

Interior

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors						_		_	
Cast in Place Concrete	12%	Now	\$5,700	LIFE	* *	5	\$39,600	C	
			, Extent : Light, Are	ea Affecte	ed : 20%				
	Location	: Through	out						
Ceramic Tile	8%	Now	\$27,800	2030	* *	5	\$6,000	C	
	Cracking/	Crumbling,	, Extent : Light, Are	ea Affecte	ed : 15%				
	Location	: Bathroo	ms						
Terrazzo	5%	Now	\$11,800	LIFE	* *	5	\$5,900		
	Cracking/	Crumbling,	, Extent : Light, Are	ea Affecte	ed : 10%				
	Location	: Through	out						
Vinyl Tile	25%			2026	* *	3	\$14,100		
, 111,1 1 110		ervation, E	Extent : Light, Area		: 2%	Ü	Ψ1.,100		
		: The 5th		33					
	Explana	tion : Some	9x9's Still Left Spi	read Thro	oughout.				
Vinyl Tile	50%	Now	\$15,000	2021	\$748,600	3	\$28,300		
, myr rue	Broken/Missing Elements, Extent: Moderate, Area Affected: 20%								
	Location: Throughout								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
		: Through		, 11. 501 11	jeelea . 1070				

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Interior					
Interior Walls	do 100				~
Cast in Place Concrete	5% Now \$9,400 Cracking/Crumbling, Extent: Light, A Location: Throughout Basement	rea Affected : 20%			С
	Water Penetration, Extent: Moderate, Location: Throughout Basement	Area Affected : 50%			
Ceramic Tile	20% Now \$17,000 Cracking/Crumbling, Extent : Modera Location : Throughout Bathrooms		5	\$2,800	С
Concrete Masonry Unit	5% Now \$10,900 Cracking/Crumbling, Extent : Modera Location : Throughout		5	\$600	С
Gypsum Board	10% Now \$2,600 Punct/Tear/Impact Damage, Extent : I Location : Throughout		5	\$1,700	С
Masonry: Brick	5% Efflorescence, Extent: Moderate, Area Location: Throughout Penthoust & Paint Peeling, Extent: Moderate, Area Location: Throughout Basement. Water Penetration, Extent: Moderate, Location: Throughout Basement & Other Observation, Extent: Moderate Location: Throughout Basement. Explanation: Patching Evident.	Basement. a Affected : 20% Area Affected : 30% Penthouse.			С
Plaster	45% Now \$11,900 Broken/Missing Elements, Extent: Lig Location: Throughout		5	\$3,700	С
SGFT/Glazed Masonry	10% Now \$2,700 Cracking/Crumbling, Extent : Light, A Location : Throughout				С

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

Asset #: 103

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Ceilings										
AcousTileConcealSpLn	10%	Now	\$6,000	2026	* *	5	\$9,400	В		
	Broken/Mi	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location	: Through	out 1st & 2nd floor	s.						
AcousTileSusp.Lay-In	40%	Now	\$20,900	2026	* *	5	\$30,100	В		
1 3	Punct/Tea	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
		: Through			55					
Exposed Concrete	10%	4+	\$12,100	LIFE	* *	5	\$2,300	В		
-	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%					
	Location: Throughout									
	Patching I	Evident, Ex	tent : Moderate, Ai	ea Affec	ted : 100%					
	Location	: Through	out.							
Metal Panel	15%	Now	\$38,200	LIFE	* *	5	\$28,200	В		
	Broken/Mi	issing Elen	nents, Extent : Ligh	t, Area A	ffected : 20%		, ,			
	Location	: Through	out							
Plaster	25%	Now	\$13,500	LIFE	* *	5	\$23,500	В		
	Broken/Mi	issing Elen	ients, Extent : Ligh	t, Area A	ffected : 10%					
	Location	: Through	out							

ectrical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2021	\$31,800	5	\$3,300	В
	Other Observati	on, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location : Elec	ctrical Room					
	Explanation:	Two 2000 Amp Main Di	sconnec	t Switch			
Transformers							
Dry Type	100%		2019	\$14,500	5	\$500	В
	Other Observati	on, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location: Wit	hin The Space					
	Explanation:	One 150 Kva In Line					
Switchgear / Switchboard							
Molded Case Bkrs	100%		2021	\$93,200	5	\$3,300	В
Raceway							
Conduit	95%		2021	\$103,900	1		В
Conduit	5%		2047	* *	1		В
Panelboards							
Fused Disc Sw	5%		2020	\$5,900	5	\$100	В
Molded Case Bkrs	95%		2043	* *	5	\$3,100	В

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.

Asset #: 103

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring Braided Cloth		2-4 Aged, Exte : Through	\$76,000 ent : Moderate, Are out	2046 a Affecte	* * ed : 100%	1		В
Thermoplastic	10%			2047	* *	1		В
Thermoplastic	30%			2021	\$38,000	1		В
Motor Controllers								
Locally Mounted		2-4 led Life, Ex : Basemen	\$18,300 tent : Moderate, An	2041 ea Affec	* * ted : 100%	5		В
Locally Mounted	10%			2019	\$18,300	5	\$100	В
Motor Control Center	50%			2019	\$91,500	5	\$1,700	В
Motor Control Center	10%	2-4	\$18,300	2041	* *	5	\$200	В
			tent : Moderate, Ai nt And Penthouse	ea Affec	ted : 100%			
Motor Control Center	20%			2038	* *	5	\$700	В
Ground Grounding Devices Generic		2-4 ervation, E : Basemen	\$900 Extent : Moderate, A	LIFE Area Affe	* * ected : 100%	5	\$1,800	В
	Explanat	ion : Corre	oded					
Stand-by Power Transfer Switches Under Construction	100%							D
Generators	10070							
Under Construction	Location	:	Extent : Light, Area From Other Buildin					D
ighting	Елринии	ion . Teu I	Tom Omer Bullain	g roi Li	ge sajety means.			
Interior Lighting Fluorescent	Location	: Through	Extent : Moderate, A out excluding M, 2, 3 T-12 Lamps			10	\$55,400	В
Fluorescent	38%	ion . Osing	5 1 12 Europs	2029	* *	10	\$35,100	В
Puorescent	Other Obs Location	: M, 2, 7 A	Extent : Moderate, A And 8 Floors Type Fixtures Have	Area Affe	ected : 100%	10	\$33,100	Б
Incandescent	2%			2016	\$12,500	2		В
Egress Lighting					, ,			
Emergency, Service	45%			2016	\$7,800	1		В
Emergency, Battery	5%			2021	\$2,200	10	\$1,200	В
Exit, Service	50%			2016	\$8,700	1	. , -	В
Exterior Lighting HID	100%			2021	\$53,300	10	\$400	В

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.

Page: 207

HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL KOUNTZ PAVILION

Asset #: 103

lectrical	Current Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
larm						
Security System						
Generic	100%	2021	\$440,600	1	\$45,800	В
	Other Observation, Extent : Light, Are	a Affected	l : 100%			
	Location: At Exits And Corridor					
	Explanation: At Exits And Corridor					
Fire/Smoke Detection						
Generic	100%	2021	\$1,508,100	1-3	\$77,900	В

echanical	Curre	nt Repair	Future	e Replacement	M	aintenance			
tem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori Co		
nting									
Energy Source	100%		2031	* *	1		D		
Campus Steam		ı, Extent : Light, Area			1		В		
		n, Extent . Light, Ared In Luther King Buildir		. 100/0					
		ovided From Adjacer	_	Luther Kino Ruildi	no / Dua	ıl Fuel Gas With 4			
	20,000 Gal Tank	-	1,10,, 1,,,	Burner Hing Burner	118 / 2110	a i wet Gus truit i			
Conversion Equipment									
Heat Exchanger	20%		2017	\$5,100	1	\$10,000	В		
-	Other Observation	ı, Extent : Light, Area	Affected	: 10%					
	Location: Basen	nent							
	Explanation : Se Piping.	rves Reheat System/	Not In Sei	rvice At This Time	Due To I	Leaks On Reheat			
Pres. Reducing Valve/LI			2024	\$59,400	5	\$4,800	В		
Steam				. ,		, ,			
Distribution									
Hot Wtr Piping/Pump	20% Now	,	2046	* *	4	\$1,000	В		
		tent : Severe, Area A <u>f</u>	fected : 10	00%					
	Location: Entire								
	Other Observation, Extent: Severe, Area Affected: 100%								
	Location: Entire	•							
		eheat System Is Shut I	Down Due			ıks			
Steam Piping/Pump	80% Now	, ,	2031	* *	4	\$4,000	В		
		: Moderate, Area Affe	cted : 20%	%					
	Location : Basen	nent							
Terminal Devices	500/		2016	¢222 (00	1	¢21.200	D		
Air Handler	50%	· Entant · Madanata	2016	\$322,600	1	\$31,200	В		
	Other Observation, Extent : Moderate, Area Affected : 30% Location : Sub-basement								
		asemeni New Air Handling Un	its Roina	Installed In Vario	us Stanos	Of Construction			
Convector/Radiator	50% Now	\$339,100	2026	**	1s siages		В		
Convector/Kadiator		\$339,100 n, Extent : Moderate, .			1	\$14,700	В		
			теи тује	иси . 100/0					
	Location: Steam Radiation System Explanation: Manual Temperature Control By Opening And Closing Main Steam Valve To								
	System	annai remperaiare C	онног Б у	Spening And Clos	ing mun	i Sicum vaive 10			

Air Conditioning

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

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

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

Asset #: 103

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Energy Source								_	
Campus Steam	90%			2041	* *	1		В	
			Extent : Light, Area	Affected	: 100%				
		n : Mlk Buil	-	I IV	: D:1.1:				
			ided From Martin I						
Electricity	10%	1		2029	* *	1		В	
Conversion Equipment	000/			2024	* *	1	#00.200	D	
Absorption Chiller/Steam/HW	90%			2034	* *	1	\$98,200	В	
Chiller/Steam/H W	Recent Re	onlaca Evid	ont Extent : Light	Aroa Aff	acted : 100%				
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Penthouse / 2 Chillers							
XX. 1 XX. 11 L			se/2 Chillers	2015	Φ 24 600	1		D	
Window/Wall Unit	10%			2015	\$24,600	1		В	
Distribution	1000/	NI.	¢11.700	2021	\$504,000	4	¢5,000	D	
Chilled Wtr Pipe/Pump	100%		\$11,700 : Moderate, Area A	2021	\$584,900	4	\$5,000	В	
		ieni, Exieni n : Penthou		Ајјестеа .	270				
Terminal Devices	Locanor	n . I emmon	<u>se</u>						
Air Handler/Cool/Ht	80%			2016	\$406,700	1	\$49,900	В	
All Handler/Cool/Ht			Extent : Light, Area		' /	1	\$49,900	Ь	
		n : Sub-base	_	Пуссиси	. 5070				
			w Air Handling Un	its In Va	rious Stages Of Co	nstructio	n.		
No Component	20%		77177 11071000000 0 10		items stages ey ee			D	
Heat Rejection	2070	'						D	
Water Cool Tower	100%			2025	* *	2	\$101,300	В	
Ventilation Ventilation	10070	'		2023			Ψ101,300		
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,200	В	
Exhaust Fans									
Interior	100%			2016	\$132,300	2	\$3,100	В	
Plumbing					•		•		
H/C Water Piping									
Brass/Copper	100%			2031	* *	1		В	
HW Heat Exchanger									
Low Temp	100%			2047	* *	4	\$15,000	В	
			Extent : Light, Area	Affected	l : 100%				
	Location: Sub-basement								
	Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement								
	Explana Service	tion : Insta	ntanious Steam Dri	iven / No	Storage Tank / Co	pper Silv	ver System In		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
—	-								

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

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

Mechanical	Current Repair	Future Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code				
Plumbing									
Sewage Ejector(s)									
Compressed Air	100%	2021 \$27,700	4	\$1,300	В				
	Other Observation, Extent : Light, Are	a Affected : 100%							
	Location : Sub-basement								
	Explanation : Duplex								
Backflow Preventer									
Generic	100%	2029 **	1	\$6,200	В				
	Other Observation, Extent : Light, Are	a Affected : 100%							
	Location: Sub-basement								
	Explanation : Multiple Units								
Fixtures									
Generic	100%				В				
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE **			C				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: (2) C, C M, 1, M, 2 To 9, 1	Penthouse (2) 1 To Penth	iouse						
	Explanation: Four Units								
Fire Suppression									
Standpipe									
Generic	100%	2041 **	1-5	\$50,900	В				
Sprinkler									
No Component	90%				D				
Generic	10%	2041 **	1-2	\$2,800	В				

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

Page: 210

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Address : 506 LENOX AVENUE @W. 136 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 726,982 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Feb-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 1733 Lot : 1 BIN : 1053899

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$900,600	\$605,700
Interior Architecture	\$2,752,200	\$709,600
Electrical	\$2,718,900	\$13,429,700
Mechanical	\$10,380,200	\$6,056,800
Total	\$16,751,900	\$20,801,800
Priority A	\$900,600	\$605,700
Priority B	\$13,577,000	\$19,978,900
Priority C	\$2,274,200	\$217,200
Total	\$16.751.900	\$20.801.800

Total	\$936,300	\$438,800	\$563,200	\$462,100
Priority C	\$15,600		\$18,300	\$59,400
Priority B	\$899,600	\$418,200	\$544,900	\$402,600
Priority A	\$21,000	\$20,600		
Total	\$936,300	\$438,800	\$563,200	\$462,100
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Mechanical	\$572,900	\$116,800	\$270,200	\$116,800
Electrical	\$149,100	\$123,700	\$97,000	\$108,200
Interior Architecture	\$15,600		\$18,300	\$59,400
Exterior Architecture	\$21,000	\$20,600		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 102

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls							
Masonry: Brick	85% Now Cracking/Crumbling Location : Through	out			5	\$311,200	A
	Water Penetration, E Location : Through	· ·	Affected	: 10%			
Masonry: Granite	2% 4+ Staining/Discoloring Location : Adjacen			* * ed : 10%	5	\$5,500	A
Marble Panels	10% Now Cracking/Crumbling Location: Through	e e	LIFE ea Affecte	** ed : 5%	5	\$27,500	A
Window Wall	3%		2041	* *	5	\$41,200	A
Windows							
Aluminum	100% Recent Replace Evido Location : Through		2037 Area Affa	* * ected : 100%	5	\$91,900	A
Parapets							
Masonry: Marble	25%		LIFE	* *	5	\$7,200	A
Metal Rail	60%		2034	* *	5-10	\$248,500	A
Not Accessible	15%						D
	Other Observation, E Location : 3rd Floo Explanation : 3rd I	or Roof Area.					
Roof							
Modified Bitumen	95%		2026	* *	10	\$118,000	A
Paver: Asphalt	5%		2030	* *	10	\$9,300	A

Interior

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

Asset #: 102

rchitecture	Current Repair		Futur	e Replacement	М	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors	5 0/			2020	¢225_400	2	Φ 5 4.000	0
Carpet		place Evide	ent, Extent : Light, Office Locations T			3	\$54,900	С
Cast in Place Concrete	10%	Now	\$697,200	LIFE	* *	5	\$160,100	С
	Cracking/	Crumbling,	Extent : Moderate out Basement & Si	, Area A <u>f</u>			,,	
Ceramic Tile			\$168,900 Extent : Moderate out	2030 e, Area A <u>f</u>	* * fected : 50%	5	\$18,300	С
Quarry Tile	5%			2034	* *	5	\$54,900	С
Terrazzo	_		\$45,700 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%	5	\$57,200	С
Vinyl Tile	Location Cracking/	issing Elem 1 : Through	Extent : Light, Are	_	-	3	\$150,900	С
Vinyl Tile	Location Other Obs Location	issing Elem 1 : Through	xtent : Severe, Are out				\$27,400	С
Interior Walls								
Ceramic Tile	_		\$10,300 Extent : Moderate out	2030 e, Area A <u>f</u>	* * fected : 15%	5	\$3,400	С
Concrete Masonry Unit	_	Crumbling,	\$5,300 Extent : Light, Ard Locker Room, Base		* * ed : 5%	5	\$2,700	С
Glass: Single Pane	3%			LIFE	* *	5	\$3,000	С
Gypsum Board	15%			LIFE	* *	5	\$12,100	C
Marble Panels	2%			LIFE	* *			C
Plaster	Location Water Pen	Crumbling, 1 : Through 1etration, E	\$51,500 Extent : Light, Are out xtent : Light, Area tt, Throughout.			5	\$16,200	С
SGFT/Glazed Masonry	_		\$38,800 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%			С

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.

Asset #: 102

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileConcealSpLn	30%	Now	\$176,000	2026	* *	5	\$136,800	В	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% Location : Throughout								
AcousTileSusp.Lay-In	35%	Now	\$88,900	2034	* *	5	\$127,700	В	
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 15%				
Exposed Concrete	10%	4+	\$58,600	LIFE	* *	5	\$11,400	В	
	Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Basement.								
Metal Panel	25%	Now	\$154,500	LIFE	* *	5	\$228,000	В	
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 10%		,		

lectrical	(Current Repair	Futur	e Replacement	M	aintenance		
estem Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts	•			•				
Service Equipment								
Air Circuit Breaker	100%		2021	\$127,300	5	\$3,100	В	
	Other Obser	vation, Extent : Light, Area	Affected	: 100%				
	Location:	Electrical Room						
	Explanatio	n : 4 (6000 Amp.) Service I	Disconne	ect Switch.				
Transformers								
Dry Type	50%		2019	\$7,300	5	\$1,100	В	
	Other Observation, Extent: Moderate, Area Affected: 50%							
	Location:	Room 5106 a						
	Explanatio	n : Serve X. Ray Equipment	•					
Dry Type	50%		2026	* *	5	\$1,100	В	
Switchgear / Switchboard								
Fused Disc Sw	100%		2021	\$403,800	5	\$2,700	В	
Raceway								
Conduit	85%		2021	\$477,100	1		В	
Conduit	15%		2031	* *	1		В	
Panelboards								
Fused Disc Sw	5%		2029	* *	5	\$700	В	
Fused Disc Sw	15%		2020	\$84,700	5	\$2,100	В	
Molded Case Bkrs	70%		2020	\$395,500	5	\$11,100	В	
Molded Case Bkrs	10%		2029	* *	5	\$1,600	В	
Wiring								
Braided Cloth	65%	2-4 \$412,700	2046	* *	1		В	
	Insulation A	ged, Extent : Moderate, Are	a Affecte	ed : 100%				
	Location:	Throughout						
Thermoplastic	25%		2021	\$158,700	1		В	
Thermoplastic	10%		2031	* *	1		В	

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.

Asset #: 102

Electrical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	'							
Motor Controllers								
Locally Mounted	10%		2019	\$106,400	5	\$400	В	
Locally Mounted	10%		2026	* *	5	\$400	В	
Motor Control Center	60%		2019	\$638,500	5	\$9,700	В	
Motor Control Center	20%		2026	* *	5	\$3,300	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$8,800	В	
Stand-by Power								
Transfer Switches							_	
Automatic	100%		2019	\$11,300	1	\$183,600	В	
Generators	4.000:		201-	A		4.22.22	-	
Diesel	100%		2017	\$76,500	1	\$230,300	В	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Baseme							
	Explanation: 4 (3	350 Kw)						
Batteries	1000/		2015	#700	~	ф 22 000	ъ	
Lead/Acid	100%		2015	\$700	5	\$22,000	В	
Fuel Storage	700 /		2020	#21 100	~	Φ4 7 400	ъ	
Day Tank	50%	Enteret Madamete	2020	\$21,100	5	\$45,400	В	
	Other Observation, Location : Baseme		Area Ajje	ciea : 100%				
	Explanation : 1 (6) 1 (40 Gallons)) Gallons)						
Main Tank	50%		2024	\$35,200	5	\$7,200	В	
Maiii Tank	Other Observation,	Extent · Moderate			3	\$7,200	ъ	
	Location : Boiler		irea rijje	cica . 10070				
	Explanation: 1 (2							
Lighting	Empirimiton . 1 (2	, Janons,						
Interior Lighting								
Fluorescent	63%		2016	\$1,904,600	10	\$282,500	В	
	Other Observation,	Extent : Moderate, A				\$,0	~	
	Location : Throug		33 -					
	Explanation : Mos							
Fluorescent	35%		2021	\$1,058,100	10	\$156,900	В	
1 Idoloscont	Other Observation,	Extent : Moderate			10	φ150,700	ט	
	Location : Through							
	Explanation : Mos							
HID	2%	2 T	2016	\$42,500	10	\$300	В	
Egress Lighting	2,0		2010	ψ12,500	10	Ψ500		
Emergency, Battery	5%		2021	\$10,600	10	\$5,900	В	
Exit, Service	65%		2021	\$54,900	1	Ψ5,200	В	
Exit, Service	30%		2021	\$25,400	1		В	

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.

Asset #: 102

Electrical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Lighting										
Exterior Lighting										
Fluorescent	5%	2016	\$18,400	10	\$2,700	В				
	Other Observation, Extent : Moderate, Area Affected : 5%									
	Location : Ambulance Entrance	And Main Entr	ance Canopy							
	Explanation: Mostly T-12 Lan	nps.								
HID	95%	2021	\$245,800	10	\$1,800	В				
Alarm										
Security System										
Generic	100%	2021	\$2,139,100	1	\$222,600	В				
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location: Throughout									
	Explanation: Fixed, Dome And	l PTZ (pan Tili	t Zoom) Camera.	S						
Fire/Smoke Detection										
Generic	100%	2021	\$7,322,100	1-3	\$378,300	В				

l echanical	Current Repair	Future Replacer	nent	Maintenance				
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
eating								
Energy Source Interruptible Gas/Dual Fuel	100%	2041	* *	1		В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Vault							
	Explanation: 4 - 20,000 Tanks Fo	r #2						
Conversion Equipment								
Heat Exchanger	20%		4,800	1	\$48,500	В		
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Serves Reheat System And Some Radiation							
Steam Boiler	80%	2019 \$2,26	3,000	1	\$387,800	В		
	Other Observation, Extent: Light, A Location: Basement Boiler Room Explanation: 3 Units	rea Affected : 100%						
Distribution	•							
Hot Wtr Piping/Pump	40% Now \$467,00 Corroded, Extent : Moderate, Area L Location : Throughout Leak Evident, Extent : Moderate, Ar Location : Various	Affected : 60%	* *	4	\$9,700	В		
Steam Piping/Pump	60% Now \$973,70 Corroded, Extent: Moderate, Area Location: Throughout Leak Evident, Extent: Moderate, Ar Location: Various	Affected : 100%	* *	4	\$14,500	В		

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

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

Asset #: 102

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices	400/			2016	4.272.20 0		φ1 2 1 100	-
Air Handler			tent : Severe, Area out	2016 Affected	\$1,253,200 !: 100%	1	\$121,100	В
Convector/Radiator	40%			2026	* *	1	\$63,300	В
Fan Coil Unit/Heat			\$174,000 : Moderate, Area A ls Leaking	2016 Affected :	\$1,740,100 + 40%	1	\$28,500	В
Air Conditioning								
Energy Source Under Construction	100% Other Ob.		Extent : Light, Area	Affected	l : 0%			D
		n : Chiller I tion : Exist		Been Ren	noved And Constru	ction Un	derway In The	
Conversion Equipment	• 0 - 1					_		_
Ext Pkg Unit - Cooling	Location	servation, E	Extent : Light, Area Units	2021 Affected	\$536,400 !: 100%	2	\$6,000	В
Under Construction	Location	servation, E n : Chiller I			l : 0% noved And Constru	ection Un	derway In The	D
Distribution Chilled Wtr Pipe/Pump			\$852,000 evere, Area Affecte out	2021 d : 40%	\$2,840,000	4	\$24,100	В
Terminal Devices Air Handler/Cool/Ht			tent : Severe, Area	2016 Affected	\$2,468,100 !: 100%	1	\$302,700	В
Heat Rejection								
Air Condenser Unit Water Cool Tower	_	Now , Extent : M	\$400,300 Ioderate, Area Affe And Missing Baffle		\$232,200 \$1,334,300	2 2	\$68,100 \$314,900	B B
Ventilation			``					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$272,600	В
Exhaust Fans Interior		Extent : Seve	\$64,200 ere, Area Affected : iler Room Makeup		\$642,400	2	\$12,100	В

Plumbing

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

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

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

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

Mechanical	Current I	Repair	pair Future		e Replacement Main		nance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing								
H/C Water Piping Brass/Copper	100% Now Broken, Extent : Seve Location : Valves A			* *	1		В	
HW Heat Exchanger								
Low Temp	100% Other Observation, E Location : Mechan Explanation : 2 Nev	ical Equipment Roc	om		4 Storage	\$72,700	В	
Sanitary Piping	Explanation: 2110	W Steam Driven Ins	rantiantio.	us Heaters William	o Biorage			
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В	
Sump Pump(s)								
Rigid Piping	100% Now Malfunctioning, Exte Location : All Sump			**	4	\$1,300	В	
Sewage Ejector(s) Compressed Air	100% On Extended Life, Ex Location : Mechan			\$27,700 : 100%	4	\$1,300	В	
Backflow Preventer		1 1						
Generic	100% Other Observation, E Location : Water M Explanation : Fire	leter Room	2026 Affected	**: 100%	1	\$30,200	В	
Fixtures								
Generic	100%						В	
Vertical Transport Elevators							_	
Geared Traction	100% Other Observation, E Location : (10) B-1 Explanation : Ten 0	8 (1) B-2	LIFE Affected	* * : 100%			С	
Fire Suppression								
Standpipe Generic	100%		2041	* *	1-5	\$246,900	В	
Sprinkler Generic	100%		2041	* *	1-2	\$137,200	В	

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 22-Feb-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors B1,2,3,4,5

Block : 1734 Lot : 1 BIN : 1082171

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,245,400	\$143,900
Interior Architecture	\$491,600	\$78,700
Electrical	\$109,700	\$440,100
Mechanical	\$85,700	\$506,600
Total	\$1,932,500	\$1,169,300
Priority A	\$1,245,400	\$143,900
Priority B	\$239,600	\$946,700
Priority C	\$447,500	\$78,700
Total	\$1,932,500	\$1,169,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$18,800			
Interior Architecture	\$114,800			\$3,300
Electrical	\$46,100	\$39,300	\$1,900	\$2,200
Mechanical	\$32,600	\$4,000	\$1,500	\$1,100
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$217,300	\$48,200	\$8,300	\$11,600
Priority A	\$18,800			
Priority B	\$144,400	\$48,200	\$8,300	\$8,300
Priority C	\$54,100			\$3,300
Total	\$217,300	\$48,200	\$8,300	\$11,600



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

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

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

Architecture	Curr	rent Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls		****			_	***	
Cast Stone/Terra Cotta	Location : Sou	bling, Extent : Modera tth Facade :/Erod, Extent : Moder	te, Area Affec		5	\$39,300	A
Copper/Terne	7% No Broken/Missing Location: Thr	Elements, Extent: Mo		* * Affected : 10%			A
Masonry: Brick	Location : Sou	:/Erod, Extent : Moder uth Facade Extent : Moderate, Area	ate, Area Affe		5	\$53,400	A
Windows							
Wood	Location : Thr Deteriorated Fin Location : Thr Thermally Ineffi Location : Thr	Extent : Moderate, Ard coughout nish, Extent : Moderat coughout icient, Extent : Moderat coughout Extent : Moderate, Area	ea Affected : 5 e, Area Affecto te, Area Affec	ed : 100% ted : 100%	5	\$51,200	A
Parapets							
Cast Stone/Terra Cotta	Location : Thr	bling, Extent : Modera coughout :/Erod, Extent : Moder	te, Area Affec		5	\$3,900	A
Masonry: Brick	Location: Con Water Penetrati Location: Thr Worn/Eroded, E Location: Thr Other Observati Location: Thr	ss, Extent : Moderate, A rners on, Extent : Moderate, coughout Extent : Moderate, Area coughout ion, Extent : Severe, Al	Area Affected Area Affected a Affected: 25 rea Affected:	1 : 10% % 100%	5	\$4,600	A

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

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

Architecture	Current Re	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Roof Built-Up (BUR)	95% Now	\$35,800	2031	* *			٨
Бин-Ор (БОК)	Blisters, Extent: Moder Location: Throughou Miss/Damaged Flashin Location: Various Lo Vegetation Growth, Ext	cate, Area Affecte t gs, Extent : Mode cations.	ed : 25% erate, Ar	ea Affected : 25%			A
	Location: Various.	ет . Евди, птеа	Пуссиси	. 570			
	Worn/Eroded, Extent : Location : Throughou		cted : 10	00%			
Skylight, Metal/Glass	5% Now Broken/Missing Elemen Location: Skylight Ac Glazing Broken/Cracke Location: Adjacent T	ljacent To Stair I d, Extent : Mode	Bulkhead rate, Are	•			A
Interior	J						
Floors							
Cast in Place Concrete	15% Now Cracking/Crumbling, E. Location : Throughou		LIFE Area A <u>j</u>	* * Fected : 20%	5	\$10,800	С
Ceramic Tile	5% Now Cracking/Crumbling, E. Location: Bathrooms		2030 Area Aj	* * fected : 20%	5	\$800	С
Vinyl Tile	80% Now Broken/Missing Elemen Location: Throughou Cracking/Crumbling, E Location: Throughou	t xtent : Severe, Ai			3	\$9,900	С
Interior Walls							
Ceramic Tile	5% Now Cracking/Crumbling, E. Location : Various Lo				5	\$1,300	С
Plaster	95% Now Broken/Missing Elemen Location: Throughou Punct/Tear/Impact Dan Location: Throughou	t nage, Extent : Mo			5 %	\$14,600	С

^{**} 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$34,300	2041	* *	5	\$2,500	В
		issing Elem : Fourth F	ents, Extent : Seve loor	re, Area	Affected : 35%			
Exposed Concrete	10%	Now	\$26,400	LIFE	* *	5	\$500	В
	Spalling, Extent : Moderate, Area Affected : 80% Location : 5th Floor							
	U	0.	Extent : Moderate Locations 5th Floo		ffected : 15%			
Plaster	75%	Now	\$44,100	LIFE	* *	5	\$15,400	В
	Location Punct/Tea	: Through	amage, Extent : M			%		

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$42,500	1		В
Panelboards								
Molded Case Bkrs	100%			2020	\$47,100	5	\$500	В
Wiring								
Braided Cloth	80%	2-4	\$35,000	2046	* *	1		В
	Insulation	a Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	nout					
Thermoplastic	20%			2021	\$8,700	1		В
Motor Controllers								
Locally Mounted	80%			2019	\$34,600	5	\$100	В
Locally Mounted	20%	2-4	\$8,600	2041	* *	5		В
	On Extend	ded Life, Ex	ctent : Moderate, A	ea Affec	ted : 100%			
	Location	n : Mech. R	oom					
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	В
Lighting								
Interior Lighting								
Fluorescent	95%			2016	\$109,700	10	\$19,100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Through	nout					
	Explana	tion : Usin	g T-12 Lamps					
Incandescent	5%			2016	\$5,800	2		В
Egress Lighting								
Emergency, Service	50%			2016	\$1,900	1		В
Exit, Service	50%			2016	\$1,900	1		В

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

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Exterior Lighting						
HID	100%	2016	\$8,600	10	\$100	В
Alarm						
Security System						
Generic	100%	2021	\$71,400	1	\$7,400	В
	Other Observation, Extent : Light,	Area Affected :	20%			
	Location: First Floor (hospital F	Police Headquar	rters)			
	Explanation: Fixed Cameras					
Fire/Smoke Detection						
Generic	100%	2021	\$244,500	1-3	\$12,600	В

Mechanical	Cu	urrent Repair	Future F	Replacement	Ma	aintenance	
System Component Type		ll Date Estimated Years)	Cost Year E	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating							
Energy Source							_
Campus Steam	100%		2031	**	1		В
		ation, Extent : Ligh	t, Area Affected : 1	100%			
	Location: The Explanation	nrougnout : Provided From A	diacont Building				
Conversion Equipment	Explanation	. Frovided From A	ајасет Бинату				
Not Accessible	100%						D
Not Accessible		ation, Extent : Ligh	t, Area Affected : (0%			D
	Location : Be	_	<i>y</i>				
	Explanation	: Area Locked And	Under Constructi	ion			
Distribution							
Steam Piping/Pump			,400 2021	\$182,200	4	\$1,100	В
		Extent : Light, Area	a Affected : 100%				
	Location : Ti	hroughout					
Terminal Devices							
Convector/Radiator			,300 2019	\$246,500	1	\$6,400	В
		Extent: Moderate,	Area Affected: 10	00%			
	Location : V	arious Locations					
Air Conditioning Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment	10070		2029		1		ъ
Window/Wall Unit	60%		2015	\$32,200	1		В
No Component	40%		2010	Ф 2,2 00	-		D
lumbing							
H/C Water Piping							
Brass/Copper	100%		2021	\$77,900	1		В
HW Heat Exchanger							
Not Accessible	100%						D
		ation, Extent : Ligh	t, Area Affected : (0%			
	Location : Bo						
lote: All component repairs \$ est	-	: Area Locked And					

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 HARLEM HOSPITAL OLD NURSES RESIDENCE

Mechanical	Current Repair	Future Rep	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Not Accessible	100%					D
	Other Observation, Extent : Lig	ght, Area Affected : 0%				
	Location: Basement					
	Explanation : Area Locked A	nd Under Construction				
Backflow Preventer						
Not Accessible	100%					D
	Other Observation, Extent : Lig	ght, Area Affected : 0%				
	Location: Basement					
	Explanation : Area Locked A	nd Under Construction				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ght, Area Affected : 100	0%			
	Location: B-5					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$11,100	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 25-Jan-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$39,800	\$170,000
Interior Architecture		\$182,200
Electrical		\$828,200
Mechanical		\$459,000
Total	\$39,800	\$1,639,400
Priority A	\$39,800	\$170,000
Priority B		\$1,335,700
Priority C		\$133,700
Total	\$39,800	\$1,639,400

Total	\$183,400	\$93,300	\$120,400	\$76,600
Priority C	\$49,500		\$9,300	
Priority B	\$104,600	\$92,700	\$77,000	\$76,600
Priority A	\$29,300	\$600	\$34,100	
Total	\$183,400	\$93,300	\$120,400	\$76,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$32,300	\$62,300	\$50,300	\$49,900
Electrical	\$18,700	\$10,700	\$6,900	\$7,000
Interior Architecture	\$83,300		\$9,300	
Exterior Architecture	\$29,300	\$600	\$34,100	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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 RON BROWN AMBULATORY CARE BLDG

Architecture		Current l	Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	* *	5	\$63,800	A	
Metal Panel	20%			2041	* *	5-10	\$146,100	A	
			ients, Extent : Ligh se Wall Capping	t, Area A	ffected : 5%				
Stucco Cement	5%	Now	\$3,500	2034	* *	5	\$6,600	A	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 5%				
	Location	: From Th	ne Underside Of Th	e Curvea	l Pediment.				
	Explana	tion : Stuce	o Delaminated And	l Missing	3				
Window Wall	15%			2047	* *	5	\$59,800	A	
Windows							•		
Aluminum	100%			2037	* *	5	\$8,500	A	
Parapets									
Masonry: Brick	65%			LIFE	* *	5	\$4,100	Α	
Metal Panel	5%			2041	* *	5	\$1,200	Α	
Stucco Cement	30%	2-4	\$3,200	2034	* *	5	\$2,400	A	
	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%				
	Location	: Parapet	At 4th Floor Roof.	-					
Roof									
Modified Bitumen	100%	2-4	\$22,700	2026	* *			A	
	Drains Cl	ogged, Ext	ent : Light, Area Af	fected : 2	2%				
	Location	: 1 Drain	Screen At Penthou.	se Roof I	Level.				
	Ponding, I	Extent : Lig	ght, Area Affected :	2%					
	Location	: Penthou	se Roof.						
nterior									
Floors									
Cast in Place Concrete	15%	2-4	\$17,800	LIFE	* *	5	\$49,000	C	
	Horizonta	l Cracks, E	Extent : Light, Area	Affected	: 5%				
		: Through	_						
Ceramic Tile	5%			2030	* *	5	\$7,500	C	
Terrazzo	30%	2-4	\$28,000	LIFE	* *	5	\$35,000	C	
10114220			Extent : Light, Area		: 2%	5	Ψ33,000	C	
	Location	: Stair Tr	eads.						
	Explana	tion : Mind	r Surface Cracking	·.					
Vinyl Tile	50%			2026	* *	3	\$28,000	С	

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.

Asset #: 4366

Architecture	Current R	epair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Interior Walls							
Concrete Masonry Unit	15%		LIFE	* *	5	\$16,900	C
Glass: Single Pane	2%		LIFE	* *	5	\$4,200	C
Gypsum Board	50%		LIFE	* *	5	\$84,700	C
Metal Panel	5%		LIFE	* *			C
	Other Observation, Ex	ctent : Severe, Ared	a Affecte	d : 100%			
	Location: Penthous	e Interior.					
	Explanation : Referr	ring To Spray Insu	lated Wo	ıll.			
SGFT/Glazed Masonry	28%		LIFE	* *			С
-	Other Observation, Ex	ctent : Light, Area	Affected	: 2%			
	Location: Main Cor	ridors.					
	Explanation: Minor	Surface Cracking	Beginni	ing.			
Ceilings							
AcousTileSusp.Lay-In	65% Now	\$33,800	2034	* *	5	\$48,500	В
	Broken/Missing Eleme	ents, Extent : Light	, Area Ą	ffected : 2%			
	Location: Main Cor	ridors.					
Exposed Struc: Steel	20%		LIFE	* *			В
Gypsum Board	15%		LIFE	* *	5	\$28,000	В

ectrical	Current Repa	air Future Re	Future Replacement Maintenance		aintenance	_	
tem Component Type	% of Fail Date Es Total (Years)	timated Cost Year Esti FY		Cycle (Yrs)	Estimated Cost	Priority Code	
ler 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2031	* *	5	\$400	В	
	Location : Electrical Re			· D.	. 5 . 1		
Transformers	Explanation: 1wo 1200	O Amp,One 1600 Amp And O	ne 2000 Amp M	aın Dı	sconnect Switch		
Dry Type	100%	2026	* *	5	\$400	В	
Dry Type		ıt : Moderate, Area Affected .	. 100%	5	Ψ+00	ъ	
	Location : Electrical Re	. 55	10070				
	Explanation: One 150						
Switchgear / Switchboard	•						
Molded Case Bkrs	100%	2031	* *	5	\$2,700	В	
Raceway							
Conduit	100%	2031	* *	1		В	
Panelboards							
Fused Disc Sw	10%	2029	* *	5	\$200	В	
Molded Case Bkrs	90%	2029	* *	5	\$2,400	В	
Wiring							
Thermoplastic	100%	2031	* *	1		В	
Motor Controllers							
Locally Mounted	5%	2026	* *	5		В	
Locally Mounted	5%	2038	* *	5		В	
Motor Control Center	90%	2026	* *	5	\$2,500	В	

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.

Asset #: 4366

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground		<u> </u>				1		
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,500	В		
Stand-by Power								
Transfer Switches								
Automatic	100%	2026	* *	1	\$30,800	В		
	Other Observation, Extent : Severe, Ar Location : Mechanical Room	ea Affecte	ed : 100%					
	Explanation: 50 Hp. Fire Pump Auto	omatic Tre	ansfer Switch Was	Not In L	ine.			
Generators								
Diesel	100%	2024	\$76,500	1	\$38,600	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Penthouse							
	Explanation: 300 Kw/375 Kva							
Batteries								
Nickel Cadmium	100%	2015	\$700	5	\$22,200	В		
Fuel Storage								
Day Tank	50%	2029	* *	5	\$9,300	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Penthouse							
	Explanation: One 60 Gallons							
Main Tank	50%	2036	* *	5	\$1,500	В		
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%					
	Location: Basement							
	Explanation: One 1000 Gallons							
ighting								
Interior Lighting								
Fluorescent	100%	2021	\$616,800	10	\$91,500	В		
Egress Lighting								
Emergency, Service	50%	2021	\$8,600	1		В		
Exit, Service	50%	2021	\$8,600	1		В		
Exterior Lighting						_		
HID	100%	2021	\$43,400	10	\$300	В		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating				
Energy Source				
Campus Steam	100%	2041 **	1	В
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Martin Luther King Buildin	ng		
	Explanation: Provided From Adjacen	t Martin Luther King Build	ling / Dual Fuel Gas With 4	
	20,000 Gal Tanks For #2		-	

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.

Asset #: 4366

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment	# 00/			2020	de de		42.4.7 00	
Heat Exchanger	50%			2030	* *	1	\$24,700	В
		ervation, E : Through	xtent : Light, Area	Ађестеа	: 100%			
		_	oui Exchanger Serves .	Porimitos	r Heating And Hot	Water C	oils.	
Pros. Paducing Valvo/I P		ion . Heai	Excitatiget Betves	2030	* *	5	\$3,000	В
Pres. Reducing Valve/LP Steam	30%			2030		3	\$5,000	Б
	Other Obs	ervation. E	Extent : Light, Area	Affected	: 100%			
		: Through		55				
		_	s Steam Fed Coils	And Hea	t Exchangers			
Distribution					-			
Hot Wtr Piping/Pump	50%			2037	* *	4	\$2,500	В
Steam Piping/Pump	50%			2041	* *	4	\$2,500	В
Terminal Devices								_
Air Handler	50%			2026	* *	1	\$30,900	В
Convector/Radiator	40%			2034	* *	1	\$12,900	В
Fan Coil Unit/Heat	10%			2026	* *	1	\$3,200	В
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		В
Conversion Equipment	100%			2037		1		Б
Centrifugal, Elec Chiller	90%			2030	* *	1	\$97,200	В
		ervation. E	Extent : Light, Area		: 100%	1	Ψ27,200	Ъ
		: Penthous	_	55				
	Explana	ion : R-22						
Int Pkg Unit - Cooling	10%			2022	\$152,700	2	\$600	В
Distribution							·	
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$4,900	В
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	* *	1	\$55,600	В
Fan Coil - Cool/Heat	10%			2026	* *	1	\$3,200	В
Heat Rejection								
Air Condenser Unit	10%			2026	* *	2	\$7,000	В
Water Cool Tower	90%			2022	\$306,300	2	\$90,400	В
			Extent : Light, Area	Affected	: 100%			
	Location		1: T					
Vantilation	Explanai	non : 2 Coc	oling Towers					
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,600	В
Exhaust Fans	100/0			Lu L			Ψ22,000	
Interior	90%			2026	* *	2	\$2,800	В
Roof	10%			2026	* *	2	\$300	В
Plumbing							,	
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		В
								

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.

Mechanical	Current Repai	r Future	Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2041	* *	4	\$9,900	В
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Penthouse					
	Explanation: 2 Units Ea	ch With 250 Gallon Tai	nks			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)						
Electric	100%	2026	* *	4	\$1,300	В
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement					
	Explanation : 2 Dulpex S	ets				
Backflow Preventer						
Generic	100%	2029	* *	1	\$6,200	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent		100%			
	Location: (3) 1-4 (1) B	B-4 (1) B - Ph				
	Explanation: Five Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$50,400	В
Sprinkler						
Generic	100%	2041	* *	1-2	\$28,000	В
Fire Pump						
Generic	100%	2030	* *	1	\$18,700	В

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 25-Jan-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,7,8

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,212,300	\$156,500
Interior Architecture	\$250,700	\$892,900
Electrical	\$2,048,000	\$970,000
Mechanical	\$578,300	\$1,100,900
Total	\$5,089,300	\$3,120,300
Priority A	\$2,212,300	\$156,500
Priority B	\$2,669,700	\$2,112,500
Priority C	\$207,200	\$851,300
Total	\$5,089,300	\$3,120,300

Total	\$347,200	\$98,100	\$60,400	\$60,800
Priority C	\$102,400			\$11,300
Priority B	\$210,300	\$98,100	\$60,400	\$49,500
Priority A	\$34,500			
Total	\$347,200	\$98,100	\$60,400	\$60,800
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$75,200	\$19,500	\$18,300	\$7,400
Electrical	\$70,700	\$54,900	\$18,400	\$18,500
Interior Architecture	\$143,100			\$11,300
Exterior Architecture	\$34,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2599

chitecture	Current R	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Exterior Walls					_		
Masonry: Brick	90% Now Diagonal Cracks, Ext Location: Corners, Efflorescence, Extent Location: Through	Bulkheads : Moderate, Area			5	\$54,000	A
	Int Mortar Miss/Eroa Location : Through	l, Extent : Modera	te, Area A	Affected : 50%			
	Vertical Cracks, Exte Location : Bulkhead	ls, South Facade					
Masonry: Limestone	10% Now Cracking/Crumbling, Location: Through Int Mortar Miss/Eroa Location: Through	out l, Extent : Modera		-	5	\$4,500	A
Windows							
Steel	90% Now Air Infiltration, Exten Location: Through Broken/Missing Elem	out ents, Extent : Seve	-		5	\$92,200	A
	Location: Troughor Corrosion/Rusting, E. Location: Throughor Ctrwt/Balnc Not Fund	xtent : Severe, Are out					
	Location : Through Thermally Inefficient, Location : Through	out Extent : Severe, A					
Steel	10% Now Corrosion/Rusting, E. Location: Through Other Observation, E Location: Through	out xtent : Severe, Are			5	\$10,200	A
	Explanation : Refer		low Secu	rity Screens			
Parapets	zapamenton . Rejer	20 51001 111110	seen	, 20.00113.			
Masonry: Brick	85% Now Diagonal Cracks, Ext Location : Bulkhead Horizontal Cracks, E.	ls			5	\$7,800	A
	Location : Through Int Mortar Miss/Eroa Location : Through	l, Extent : Modera	te, Area A	Affected : 10%			
Masonry: Limestone	15% Now Cracking/Crumbling, Location: Coping			-	5	\$1,700	A
	Jnt Mortar Miss/Eroa Location : Coping	, £xtent : Modera	ie, Area I	нујестеа : 10%			

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.

Asset #: 2599

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Exterior				
Roof Built-Up (BUR)	70% 0-2 \$196,600 Blisters, Extent: Moderate, Area Affect Location: Throughout Ridging, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	ted : 25%		A
Modified Bitumen	25% 0-2 \$94,000 Blisters, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Light, Area Affe Location: Throughout			A
Skylight, Metal/Glass	5% Now \$35,000 Corrosion/Rusting, Extent: Moderate, Location: Throughout Glazing Broken/Cracked, Extent: Mode Location: Throughout Water Penetration, Extent: Severe, Are Location: Stairwells.	erate, Area Affected : 10%		A
Interior	23000001 30000 70000			
Floors Cast in Place Concrete	10% 0-2 \$11,000 Broken/Missing Elements, Extent: Mod Location: Throughout	LIFE * * lerate, Area Affected : 30%	5 \$30,400	С
Ceramic Tile	5% Now \$16,100 Deteriorated Finish, Extent: Severe, A. Location: Toilet Rooms.	2024 \$160,500 rea Affected : 70%	5 \$3,500	С
Raised Access Floor	5% Now \$10,200 Broken/Missing Elements, Extent : Light Location : Throughout	2030 * * * at, Area Affected : 5%	5 \$13,000	С
Terrazzo	15% Now \$13,000 Cracking/Crumbling, Extent: Light, Ar Location: Throughout Other Observation, Extent: Severe, Are Location: Throughout Explanation: Stained From Extensive	ea Affected : 70%	5 \$16,300	С
Vinyl Tile	50% Now \$13,800 Broken/Missing Elements, Extent : Light Location : Throughout	2021 \$690,700	3 \$26,100	С
Vinyl Tile	15% Now \$10,400 Broken/Missing Elements, Extent: Seve Location: Throughout Other Observation, Extent: Light, Area Location: Throughout Explanation: 9 X 9 Tiles	••	3 \$7,800	С

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.

Asset #: 2599

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Masonry: Brick	5%	Now	\$4,500	LIFE	* *			C
		r/Impact D : Through	amage, Extent : Lig out	ght, Area	Affected : 10%			
Plaster	70%	Now	\$17,100	LIFE	* *	5	\$5,400	С
		issing Elem : Through	ents, Extent : Light	, Area Ą	ffected : 5%		. ,	
SGFT/Glazed Masonry	25%	Now	\$6,200	LIFE	* *			С
,	U	Crumbling, : Through	Extent : Light, Are	a Affecte	ed : 5%			
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$29,000	2034	* *	5	\$41,600	В
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 40%			
Metal Panel	5%	Now	\$11,700	LIFE	* *	5	\$8,700	В
			xtent : Moderate, A r Safety Departmer		cted : 30%			
			Extent : Severe, Ar r Safety Departmer		red : 90%			
Plaster	35%	Now	\$43,500	LIFE	* *	5	\$30,300	В
	U	Crumbling, : Through	Extent : Light, Are	a Affecte	ed : 30%		,	

ectrical		Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Estir (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$31,800	5	\$500	В
	On Extend	On Extended Life, Extent : Severe, Area Affected : 100%						
	Location	: Electrical Room	m					
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Electrical Root	m					
	Explanat	tion : Two 4000 A	Amps And 120	00 Amps	Main Disconnect S	Switch		
Transformers	-							
Dry Type	100%			2019	\$14,500	5	\$400	В
, ,,	On Extend	On Extended Life, Extent : Severe, Area Affected : 100%						
	Location	: Electrical Root	m					
Switchgear / Switchboard								
Fused Disc Sw	90%			2021	\$83,900	5	\$500	В
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location	: Electrical Root	m					
Molded Case Bkrs	10%			2021	\$9,300	5	\$300	В
		led Life, Extent : .	Severe. Area A	Affected		-	, = 9 9	
		: Electrical Room		JJ W				

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.

Asset #: 2599

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$109,300	1		В
Panelboards								
Molded Case Bkrs	95%			2020	\$89,400	5	\$2,900	В
			tent : Severe, Area	Affected	: 95%			
		: Through	out					
Molded Case Bkrs	5%			2029	* *	5	\$200	В
Wiring								
Braided Cloth	70%	2-4	\$88,600	2046	* *	1		В
		-	ent : Moderate, Are	a Affecte	d : 100%			
		: Through						
		-	tent : Severe, Area	Affected	: 70%			
	Location	: Through	out					
Thermoplastic	20%			2021	\$25,300	1		В
Thermoplastic	10%			2031	* *	1		В
Motor Controllers								
Locally Mounted	10%			2026	* *	5	\$100	В
Locally Mounted	20%	2-4	\$33,300	2041	* *	5	\$100	В
			tent : Moderate, A	rea Affec	ted : 100%			
	Location	: Mechani	ical Room					
Locally Mounted	50%			2019	\$83,100	5	\$400	В
Motor Control Center	20%			2019	\$33,300	5	\$600	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,300	1	\$34,900	В
		led Life, Ex : Electrica	tent : Moderate, Ai al Room	rea Affec	ted : 100%			
Generators								
Diesel	100%			2017	\$76,500	1	\$43,800	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Located	Outside The Buildi	ng				
	Explana	tion : 700 I	Kw					
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$25,200	В
Fuel Storage								
Day Tank	50%			2020	\$4,000	5	\$8,600	В
Underground Storage	50%			LIFE	* *	5	\$2,900	В

Lighting

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.

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	30%	2021	\$172,400	10	\$25,600	В
	Location : Throughout					
	Explanation: Using T-8 Lamps					
Fluorescent	67%	2016	\$385,000	10	\$57,100	В
	Other Observation, Extent : Moderate Location : Throughout	, Area Affe	ected : 100%			
	Explanation: Using T-12 Lamps					
Incandescent	3%	2016	\$17,200	2	\$100	В
Egress Lighting						
Emergency, Service	50%	2016	\$8,000	1		В
Exit, Service	50%	2016	\$8,000	1		В
Exterior Lighting						
HID	100%	2016	\$49,200	10	\$400	В
Alarm						
Security System						
Generic	100%	2021	\$406,500	1	\$42,300	В
Fire/Smoke Detection						
Generic	100%	2016	\$1,391,600	1-3	\$69,800	В
	Other Observation, Extent : Severe, A. Location : Onr Building	rea Affecte	ed : 100%			
	Explanation: Pull Station At All Exi Fire Alarm Control Panel Observed.		Strobe Throughou	t. No Ele	vator Recall And	

echanical		Current Repa	ir	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Campus Steam	100%			2041	* *	1		В
-	Other Obse	ervation, Exten	t : Light, Area	Affected	: 100%			
	Location	: Martin Luthe	r King Buildin	g				
		ion : Provided allon Tanks Fo		t Martin	Luther King Buildi	ing / Dua	l Fuel Gas With 4	
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2017	\$68,500	5	\$5,500	В
Steam								
Distribution								
Steam Piping/Pump	100%	Now	\$38,600	2021	\$771,100	4	\$4,600	В
1 0 1	Leak Evide	ent, Extent : Lig	. ,	ted : 10%	. ,		, ,	

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.

Asset #: 2599

Heating Terminal Devices Air Handler Convector/Radiator Convector/Radiator Total (Years) FY FY (Yrs) FY (Yrs) FY (Yrs)	nated Cost Pri	
Terminal Devices Air Handler 20% 0-2 \$119,100 2031 ** 1 On Extended Life, Extent: Light, Area Affected: 100% Location: Throughout Convector/Radiator 80% 2026 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Manual Control		Priority Cod
Air Handler 20% 0-2 \$119,100 2031 ** 1 On Extended Life, Extent: Light, Area Affected: 100% Location: Throughout 80% 2026 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Manual Control		
Convector/Radiator Convector/Radiator Robservation: Throughout Convector/Radiator 80% 2026 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Manual Control	Ф10 100	ъ
Convector/Radiator 80% 2026 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Manual Control	\$10,400	В
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Manual Control		
Location : Throughout Explanation : Manual Control	\$24,100	В
Explanation: Manual Control		
Air Conditioning		
Energy Source Flectricity 100% 2029 ** 1	1	ъ
Electricity 100% 2027 1		В
Conversion Equipment	¢<00 1	D
Int Pkg Unit - Cooling 10% 2015 \$142,200 2		В
Ext Pkg Unit - Cooling 10% 2016 \$51,000 2 Window/Wall Unit 70% 2015 \$158,900 1		В
Window/Wall Unit 70% 2015 \$158,900 1 No Component 10%		B D
Distribution		D
Ductwork/Diffusers 20% LIFE ** 2	\$24,200	В
No Component 80%		D
Heat Rejection		ע
Air Condenser Unit 10% 2026 ** 2	\$6,500	В
No Component 90%		D
Ventilation		
Distribution		
Ductwork/Diffusers 20% LIFE ** 2-5	\$10,400	В
No Component 80%		D
Exhaust Fans		
Interior 10% Now \$12,200 2031 ** 2	\$200	В
On Extended Life, Extent : Severe, Area Affected : 100%		
Location: Throughout		
Roof 15% Now \$13,200 2031 ** 2	\$300 1	В
On Extended Life, Extent : Severe, Area Affected : 100%	•	
Location: Roof		
No Component 75%		D
Plumbing		
H/C Water Piping		
Brass/Copper 100% 2021 \$329,800 1]	В
HW Heat Exchanger		
Low Temp 100% 0-2 \$17,100 2031 ** 4	\$9,200	В
On Extended Life, Extent : Severe, Area Affected : 100%		
Location : Old Nurses Building		
Other Observation, Extent : Light, Area Affected : 100%		
Location: Old Nurses Building Boiler Room		
Explanation : Located In Adjacent Building		
Sanitary Piping		
Cast Iron 100% LIFE ** 1]	В

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

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

HEALTH AND HOSPITALS CORP. - 819 HARLEM HOSPITAL WOMEN'S PAVILION

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)						
Compressed Air	100% Now	\$27,700 2051	* *	4	\$1,300	В
	Other Observation, Extent	t : Severe, Area Affecte	d: 100%			
	Location: Basement					
	Explanation: 1 Unit Ino	perable / 1 Unit Malfu	nctions			
Backflow Preventer						
Generic	100%	2021	\$10,700	1	\$5,700	В
	Other Observation, Extent	t : Light, Area Affected	: 100%			
	Location: Water Service	?				
	Explanation: Located A	way From Water Entry	Point			
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extens		: 100%			
	Location: (2) B-8 (1) I	B-7				
	Explanation : Three Uni	ts				
Fire Suppression	_					
Standpipe						
Generic	100%	2041	* *	1-5	\$46,900	В
Sprinkler						
No Component	95%					D
Generic	5%	2041	* *	1-2	\$1,300	В

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8

Address : 1340 PELHAM PARKWAY SOUTH & 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 : 25-Feb-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,5

Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$77,600
Interior Architecture	\$35,400	\$253,300
Electrical		\$98,900
Total	\$35,400	\$429,800
Priority A		\$77,600
Priority B		\$208,800
Priority C	\$35,400	\$143,400
Total	\$35,400	\$429,800

\$9,800		\$15,100	
\$94,300	\$67,200	\$116,600	\$76,900
	\$56,700		
\$104,100	\$123,900	\$131,700	\$76,900
\$14,800	\$14,800	\$14,800	\$14,800
\$61,900	\$32,200	\$81,700	\$32,200
\$17,600	\$20,200	\$20,100	\$30,000
\$9,800		\$15,100	
	\$56,700		
FY 2015	FY 2016	FY 2017	FY 2018
	FY 2015	FY 2015 FY 2016	FY 2015 FY 2016 FY 2017



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

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

Total (Years) FY	Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
Exterior Walls Masonry: Brick 35% LIFE 8* 5 \$29,000 A	-			Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Masonry: Brick 35% LIFE ** 5 \$29,000 A	Exterior								
Other Observation, Extent: Light, Area Affected: 1% Location: Stucco Overhang At Main Entrance. Explanation: Minor Horizontal Cracking.	Exterior Walls								
Location : Stucco Overhang At Main Entrance. Explanation : Minor Horizontal Cracking.	Masonry: Brick	35%			LIFE	* *	5	\$29,000	A
Masonry: Granite		Other Obs	ervation, Ex	tent : Light, Area	Affected	! : 1%			
Masonry: Granite Masonry: Limestone		Location	: Stucco O	verhang At Main I	Entrance	•			
Masonry: Limestone 5%		Explanat	ion : Minor	Horizontal Crack	ing.				
Masonry: Limestone 5%	Masonry: Granite	5%			LIFE	* *	5	\$3,100	A
Metal/Glass Curt Wall S0% LIFE ** 5 \$77,600 A Water Penetration, Extent: Light, Area Affected: 1% Location: Fourth Floor; Side Windows; 4d Side Of Floor.	•	5%			LIFE	* *	5	\$3,100	A
Metal Panel 5% 2041 ** 5-10 \$28,500 A	•	50%			LIFE	* *	5	\$77,600	A
Metal Panel 5% 2041 ** 5-10 \$28,500 A		Water Pen	etration, Ex	tent : Light, Area	Affected	: 1%			
Parapets		Location	: Fourth Fi	loor; Side Window	s; 4d Sid	de Of Floor.			
Concrete Masonry Unit Masonry: Brick 15%	Metal Panel	5%			2041	* *	5-10	\$28,500	A
Masonry: Brick 15%	Parapets								
Masonry: Limestone 20% LIFE ** 5 \$2,000 A	*	60%			LIFE	* *	5	\$5,300	A
Masonry: Limestone 20% LIFE ** 5 \$2,000 A	Masonry: Brick	15%			LIFE	* *	5	\$1,200	A
Metal Rail 5% 2034	•	20%			LIFE	* *	5	\$2,000	A
IRMA/Protected 35% 2026 ** 10 \$17,100 A Membrane Single Ply Membrane 65% 2026 ** 10 \$31,800 A		5%			2034	* *	5-10	\$7,100	A
Membrane Single Ply Membrane 65% 2026 ** 10 \$31,800 A Interior Floors Cast in Place Concrete 10%	Roof							•	
Single Ply Membrane 65% 2026 ** 10 \$31,800 A		35%			2026	* *	10	\$17,100	A
Therefor Floors Cast in Place Concrete 10%	Membrane								
Cast in Place Concrete 10%	Single Ply Membrane	65%			2026	* *	10	\$31,800	A
Cast in Place Concrete 10% Other Observation, Extent: Light, Area Affected: 2% Location: Basement Mechanical & Fire Pump Spaces. Explanation: Staining (rust) From Condensate Drains Was Evident. \$ \$8,100 \ C C Ceramic Tile 5% 2030 ** 5 \$8,100 \ C C Terrazzo 10% LIFE ** 5 \$12,600 \ C C Vinyl Tile 75% 2026 ** 3 \$45,400 \ C C Interior Walls Cast in Place Concrete 7% LIFE ** 5 \$11,600 \ C C Ceramic Tile 5% 2030 ** 5 \$11,600 \ C C Concrete Masonry Unit Glass: Single Pane 30% LIFE ** 5 \$7,400 \ C C Gypsum Board 40% 0-2 \$35,400 \ LIFE ** 5 \$55,800 \ C C Water Penetration, Extent: Light, Area Affected: 1% Location: 4th Floor Side 4b. Location: 4th Floor Side 4b. Location: 4th Floor Side 4b. Location: 2th Floor Side 4b. Life ** 5 \$55,800 \ C	nterior								
Other Observation, Extent: Light, Area Affected: 2% Location: Basement Mechanical & Fire Pump Spaces. Explanation: Staining (rust) From Condensate Drains Was Evident. Ceramic Tile 5% 2030 ** 5 \$8,100 C Terrazzo 10% LIFE ** 5 \$12,600 C Vinyl Tile 75% 2026 ** 3 \$45,400 C Interior Walls Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent: Light, Area Affected: 1% Location: 4th Floor Side 4b.	Floors								
Location : Basement Mechanical & Fire Pump Spaces.	Cast in Place Concrete	10%			LIFE	* *	5	\$35,300	C
Explanation : Staining (rust) From Condensate Drains Was Evident. Ceramic Tile 5% 2030 ** * 5 \$8,100 C Terrazzo 10% LIFE ** * 5 \$12,600 C Vinyl Tile 75% 2026 ** 3 \$45,400 C Interior Walls Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b.		Other Obs	ervation, Ex	tent : Light, Area	Affected	! : 2%			
Ceramic Tile 5% 2030 ** 5 \$8,100 C Terrazzo 10% LIFE ** 5 \$12,600 C Vinyl Tile 75% 2026 ** 3 \$45,400 C Interior Walls Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b. 1% 1% 1% 1% 1 1% 1 1% 1 1% 1 1 1% 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Location	: Basement	Mechanical & Fi	re Pump	Spaces.			
Terrazzo 10% LIFE ** 5 \$12,600 C Vinyl Tile 75% 2026 ** 3 \$45,400 C Interior Walls Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b. Location : 4th Floor Side 4b. 1% 1 1% 1 1 1% 1		Explanat	ion : Stainii	ng (rust) From Co	ndensate	e Drains Was Evide	ent.		
Terrazzo 10% LIFE ** 5 \$12,600 C Vinyl Tile 75% 2026 ** 3 \$45,400 C Interior Walls Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b. Location : 4th Floor Side 4b. 1% 1 1% 1 1 1% 1	Ceramic Tile	5%			2030	* *	5	\$8,100	С
Vinyl Tile 75% 2026 ** 3 \$45,400 C Interior Walls Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b. 1% 1% 1% 1% 1% 1% 1 1% 1 1% 1 1% 1 1 1% 1 1 1% 1 <						* *			
Interior Walls						* *			
Cast in Place Concrete 7% LIFE ** C Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent: Light, Area Affected: 1% Location: 4th Floor Side 4b. Location: 4th Floor Side 4b. Location: 4th Floor Side 4b. Light, Area Affected: 1% Light, Area Affected: 1%								· / /	
Ceramic Tile 5% 2030 ** 5 \$11,600 C Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent: Light, Area Affected: 1% Location: 4th Floor Side 4b. Location: 4th Floor Side 4b. 1% 1		7%			LIFE	* *			С
Concrete Masonry Unit 8% LIFE ** 5 \$7,400 C Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C ** 5 \$55,800 C ** 5 \$55,800 C ** 5 \$55,800 C ** 5 \$55,800 C						* *	5	\$11,600	
Glass: Single Pane 30% LIFE ** 5 \$52,300 C Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C ** 55,800 C ** 55,800 C ** 55,800 C ** Location: 4th Floor Side 4b.	Concrete Masonry Unit					* *	5		С
Gypsum Board 40% 0-2 \$35,400 LIFE ** 5 \$55,800 C Water Penetration, Extent: Light, Area Affected: 1% Location: 4th Floor Side 4b.	-					* *			
Water Penetration, Extent: Light, Area Affected: 1% Location: 4th Floor Side 4b.	_		0-2	\$35,400		* *			
Location: 4th Floor Side 4b.	71					: 1%		, ,	-
Travertine Panels 10% LIFE ** C									
	Travertine Panels	10%			LIFE	* *			С

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.

Asset #: 14211

Architecture	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior							
Ceilings							
AcousTileSusp.Lay-In	35%	2034	* *	5	\$61,500	В	
	Other Observation, Extent : Li	ght, Area Affected	: 2%				
	Location: Basement.						
	Explanation: Minor Staining	7.					
Gypsum Board	50%	LIFE	* *	5	\$109,900	В	
• •	Other Observation, Extent : Li	ght, Area Affected	: 1%				
	Location: 4th Floor Lobby S	offit.					
	Explanation : Minor Water L	Damage.					
Metal Panel	15%	LIFE	* *	5	\$33,000	В	

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$500	В
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Electrical Room					
	Explanation: 1 (2000 Amp.)					
Transformers	1000	2020	* *	_	4.00	
Dry Type	100%	2038		5	\$400	В
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Electrical Room					
	Explanation : 2(112.5 Kva) 2(225 Kva)					
Switchgear / Switchboard	2(223 Kva)					
Fused Disc Sw	100%	2047	* *	5	\$500	В
T doed Disc 5 W	Other Observation, Extent : Light, Are		: 100%	3	Ψ500	
	Location : Electrical Room	33				
	Explanation: 1 (2000 Amp)					
Raceway						
Conduit	100%	2047	* *	1		В
Panelboards						
Fused Disc Sw	100%	2043	* *	5	\$2,500	В
Wiring						
Thermoplastic	100%	2047	* *	1		В
Motor Controllers						
Locally Mounted	50%	2038	* *	5	\$400	В
Motor Control Center	50%	2038	* *	5	\$1,500	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,600	В
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Basement					
	Explanation: Connected To Building	g 1 Main C	Grounding System.			

Stand-by Power

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14211

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power							
Transfer Switches							
Automatic	70%		2038	* *	1	\$23,300	В
Automatic	30%		2038	* *	1	\$10,000	В
		, Extent : Light, Area	Affected	: 30%			
	Location : Fire F	=					
	Explanation : 10	O Amp. For Fire Pum	p.				
Generators							
Diesel	100%		2034	* *	1	\$41,800	В
		, Extent : Light, Area	Affected	: 100%			
	Location : Basem						
	Explanation: 50.	5 Kw / 631 Kva					
Batteries							
Lead/Acid	100%		2016	\$700	5	\$4,000	В
Fuel Storage							
Day Tank	100%		2043	* *	5	\$20,000	В
		, Extent : Light, Area	Affected	: 100%			
	Location : Gener						
	Explanation: 55	O Gallons.					
Lighting							
Interior Lighting	400-			de de		***	_
Fluorescent	100%		2029	**	10	\$98,900	В
		, Extent : Light, Area	Affected	: 100%			
	Location: Throu						
	Explanation : Mo	ostly T-5 And T-8					
Egress Lighting	4.007		2020	de de	10	Φ2 (00	
Emergency, Battery	10%		2029	* *	10	\$2,600	В
Exit, LED	70%		2056	* *	1		В
Exit, Battery	20%		2029	* *	10	\$1,500	В
Exterior Lighting	100			_			_
HID	100%		2029	* *	10	\$300	В
Alarm							
Security System	100			_			_
Generic	100%		2029	* *	1	\$40,300	В
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$66,600	В

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2041	* *	1		В
_	Other Observation, Extent: Light, Are	ea Affected : 100%				
	Location: Throughout					
	Explanation : Campus Steam From A	Adjacent Building				

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.

Asset #: 14211

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2034	* *	1	\$26,700	В
			Extent : Light, Area		: 100%			
			ical Equipment Roc					
		tion : Stean	n To Hot Water Exc					
Pres. Reducing Valve/LP Steam	50%			2034	* *	5	\$3,200	В
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$8,000	В
Terminal Devices								
Air Handler	50%			2029	* *	1	\$33,400	В
Fan Coil Unit/Heat	50%			2029	* *	1	\$17,500	В
			Extent : Light, Area	Affected	: 100%			
		ı : Through						
	Explana	tion : Rehe	at System					
Air Conditioning								
Energy Source	400							_
Electricity	100%			2043	* *	1		В
Conversion Equipment								_
Centrifugal, Elec Chiller	100%			2034	* *	1	\$116,800	В
			Extent : Light, Area	ı Affectea	l : 100%			
	Location	ı: 2 Units I	n Chiller Room					
Distribution								_
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$8,000	В
Terminal Devices								_
Air Handler/Cool/Ht	100%			2029	* *	1	\$66,800	В
Heat Rejection						_		_
Water Cool Tower	100%			2025	* *	2	\$108,500	В
			Extent : Light, Area	Affected	: 100%			
	Location			-				
**	Explana	tion : Loca	ted On Roof Of Adj	acent Bu	ilding			
Ventilation								
Distribution	1.000/			LIEE	* *	2.5	¢.co. 1.00	D
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,100	В
Exhaust Fans	1.000/			2020	* *	2	Ф2 200	D
Interior	100%			2029	* *	2	\$3,300	В
Plumbing								
H/C Water Piping	1,000/			2047	* *	1		D
Brass/Copper	100%			2047		1		В
HW Heat Exchanger	1000/			2047	* *			D
HTHW/HW	100%	campation T	Extent : Light Area					В
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
			ıt its With 750 Gallon	Ctorro -				
Conitomy Dining	Ехріапа	uon : 2 Uni	us wun /30 Gallon	siorage				
Sanitary Piping	1000/			LIDD	* *	1		D
Cast Iron	100%			LIFE	* *	1		В

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						_
Rigid Piping	100%	2029	* *	4	\$1,300	В
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location : Basement					
	Explanation : Duplex Uni	t				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location: 1 To 4					
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$54,500	В
Sprinkler						
Generic	100%	2047	* *	1-2	\$30,300	В
Fire Pump						
Generic	100%	2034	* *	1	\$20,200	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Jan-2010 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2102971

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$61,900	
Mechanical	\$93,000	\$42,200
Total	\$154,900	\$42,200
Priority A	\$61,900	
Priority B	\$93,000	\$42,200
Total	\$154,900	\$42,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$21,000	\$1,800		
Interior Architecture	\$13,700		\$3,800	
Electrical	\$34,300	\$34,600	\$1,100	\$1,900
Mechanical	\$12,200	\$3,300	\$9,200	\$3,300
Total	\$81,200	\$39,700	\$14,100	\$5,200
Priority A	\$21,000	\$1,800		
Priority B	\$57,700	\$37,900	\$10,300	\$5,200
Priority C	\$2,500		\$3,800	
Total	\$81,200	\$39,700	\$14,100	\$5,200



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.

Asset #: 82

Architecture	Current	Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls					_		
Glazed Ceramic Panel	5%	4.51.000	LIFE	* *	5	\$4,600	A
Masonry: Brick	90% Now	\$61,900	LIFE	* *	5	\$17,700	Α
	Efflorescence, Exten		Affected : 1	0%			
	Location : Through Jnt Mortar Miss/Ero		to Area Aff	Control . 500/			
	Location : Stage W		іе, Агей Ајј	естей . 30%			
	Water Penetration, I		Area Affect	od · 5%			
	Location: Stage W		nea nyeen	u. 570			
	Weepholes Not Func		e Area Affa	ected · 25%			
	Location : Stage W		0, 11, 00, 11,50				
Window Wall	5%		2041	* *	5	\$3,700	A
Windows						+-,	
Aluminum	100% Now	\$1,500	2029	* *	5	\$700	Α
	Broken/Missing Elen	nents, Extent : Ligh		cted : 5%			
	Location: Lobby.						
Parapets							
Masonry: Brick	75% Now	\$16,000	LIFE	* *	5	\$4,600	A
	Horizontal Cracks, H	Extent : Moderate, A	Area Affecte	ed : 25%			
	Location: Through	nout					
	Int Mortar Miss/Ero		Area Affect	ed : 75%			
	Location : Flat Roc	of Parapet					
Metal Rail	25%		2034	* *	5-10	\$27,700	A
	Other Observation, I	_	Affected:	2%			
	Location : Flat Ro	=					
	Explanation : Rail	Was Separated At 3	Solid Corne	r Joint.			
Roof	1000/ 31	Φ2.500	2026	* *			
Single Ply Membrane	100% Now	\$3,500	2026				Α
	Drains Clogged, Ext Location : Curved		jectea : 20%	√ 0			
	Location . Curvea	r tat Kooj.					
nterior Floors							
Carpet	45%		2020	\$43,400	3	\$10,600	С
Cast in Place Concrete	5% 0-2	\$600	LIFE	**	5	\$1,700	C
Cast in Trace Concrete	Horizontal Cracks, I			ed · 10%	3	φ1,700	C
	Location: Through		1.00.12550010				
Ceramic Tile	5%	,	2030	* *	5	\$800	C
Terrazzo	15% Now	\$1,500	LIFE	* *	5	\$1,800	C
1 CHULLO	Horizontal Cracks, I				5	Ψ1,000	C
	Location : Various						
Vinyl Tile	15%		2026	* *	3	\$900	С
Wood	15%		2049	* *	5	\$4,400	C
w oou	1 J%0		ZU49		J	\$4,4UU	<u> </u>

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.

Asset #: 82

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$500	C
Glass: Single Pane	10%			LIFE	* *	5	\$600	C
	Broken/Missing Elements, Extent: Light, Area Affected: 2%							
	Location	: Front En	trance Lobby,					
Masonry: Brick	55%			LIFE	* *			C
Mosaic Tile	2%			LIFE	* *			C
Plaster	18%			LIFE	* *	5	\$400	C
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$500	В
Plaster	80%	Now	\$11,200	LIFE	* *	5	\$7,800	В
	Loose/Del	am Surface	, Extent : Light, Ar	ea Affeci	ted : 5%			
	Location	: Back To	Middle Ceiling Ar	ea,				

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%		\$20,700	2051	* *	5	\$100	В
			tent : Moderate, Ai	ea Affec	ted : 100%			
	Location	n : Mechani	ical Room					
Raceway								
Conduit	100%			2021	\$22,500	1		В
Panelboards								
Molded Case Bkrs	100%			2020	\$11,800	5	\$200	В
Wiring								
Braided Cloth	80%	2-4	\$12,600	2046	* *	1		В
	Insulation	a Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out					
Thermoplastic	20%			2021	\$3,200	1		В
Motor Controllers								
Locally Mounted	100%			2019	\$8,800	5	\$100	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	В
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Nurses I	Residence.					
	Explana	tion : Fed I	From Other Buildin	g.				
Stand-by Power								
Generators								
Diesel	100%			2034	* *	1	\$3,600	В
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Fenced (Outside					
	Explana Only.	tion : One	130 Kw/134 Kva. Ti	his Equip	oment Is Dedicated	l To Pow	er The Chiller	

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

Asset #: 82

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Batteries						
Lead/Acid	100%	2016	\$700	5	\$300	В
Fuel Storage						
Day Tank	100%	2043	* *	5	\$1,900	В
Lighting						
Interior Lighting						
Fluorescent	10%	2016	\$2,400	10	\$1,000	В
	Other Observation, Extent : Moa Location : Throughout	lerate, Area Affe	cted : 100%			
	Explanation: Using T-12 Lam	ps				
Incandescent	10%	2016	\$2,400	2		В
Incandescent	80%	2016	\$19,400	2	\$200	В
	Other Observation, Extent: Mod	lerate, Area Affe	cted : 80%			
	Location : Auditorium Stage Li	ighting				
	Explanation: Connected With	Dimmer Switch.				
Egress Lighting						
Emergency, Battery	70%	2016	\$3,200	10	\$1,800	В
Exit, Service	30%	2016	\$500	1		В
Exterior Lighting						
Incandescent	100%	2016	\$2,200	2		В
Alarm						
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$5,800	В
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation : Tied To Nurses I	Residence (b Ldg	g. 4)			

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2031	* *	1		В
Conversion Equipment								
Heat Exchanger	40%			2017	\$1,100	1	\$2,100	В
Pres. Reducing Valve/LP	60%			2017	\$4,600	5	\$400	В
Steam								
Distribution								
Hot Wtr Piping/Pump	40%			2029	* *	4	\$200	В
Steam Piping/Pump	60%			2031	* *	4	\$500	В
, i i	Repairs In	Progress, E	Extent : Light, Ared	ı Affecte	d: 20%			
	Location	: Condensa	te Pump In Mecha	nical Pi	t			
Terminal Devices								
Air Handler	60%			2016	\$40,200	1	\$3,900	В
Convector/Radiator	40%			2026	* *	1	\$1,400	В

Air Conditioning

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.

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		В
			Extent : Light, Area	Affected	t : 100%			
			Of The Building	ummli a d	By A Generator Pla	and Out	raido Of The	
	Explana Building		richy For Chiller S	иррнеа .	ву A Generator Fu	icea Oui	iside Of The	
Conversion Equipment								
Reciprocating	100%			2021	\$42,200	1	\$4,900	В
Compr/Chiller								
Distribution	400						***	_
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$800	В
Terminal Devices	1000/			2016	¢52.000	1	¢c 500	D
Air Handler/Cool/Ht	100%			2016	\$52,800	1	\$6,500	В
Heat Rejection Air Condenser Unit	100%			2026	* *	2	\$7,300	В
Ventilation	100%			2020			\$7,300	ь
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,800	В
Exhaust Fans	10070						Ψ2,000	
Roof	100%	Now	\$9,900	2031	* *	2	\$300	В
	Unit Inop	erable, Exte	ent : Severe, Area A	ffected :	100%			
	Location	n : Roof						
Plumbing								
H/C Water Piping	400							_
Brass/Copper	100%			2031	* *	1		В
HW Heat Exchanger	1.000/			2021	Ф2.000	4	Ф1 000	ъ
Low Temp	100%			2021	\$3,900	4	\$1,000	В
Sanitary Piping	100%			LIDD	* *	1		D
Cast Iron	100%			LIFE		1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer	100%			LH.E	·	1		ט
Not Accessible	100%							D
110t Hecession		servation. F	Extent : Light, Area	Affected	! : 0%			D
		ı : Through	_	33	-			
	Explana	_	flow Preventers Ar	e Part O	f The Water Campı	ıs Water	Supply System	
Fixtures								
Generic	100%							В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 736,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Jan-2010 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,13

Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2015 - 2018	FY 2019 - 2024	
Exterior Architecture	\$1,042,100	\$589,400	
Interior Architecture	\$454,400	\$6,709,900	
Electrical	\$7,031,600	\$9,101,400	
Mechanical	\$4,010,500	\$2,557,000	
Total	\$12,538,500	\$18,957,700	
Priority A	\$1,042,100	\$589,400	
Priority B	\$11,289,500	\$12,247,100	
Priority C	\$207,000	\$6,121,300	
Total	\$12,538,500	\$18,957,700	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$34,000			
Interior Architecture	\$133,700		\$11,100	\$72,200
Electrical	\$151,600	\$105,300	\$99,000	\$106,700
Mechanical	\$213,500	\$156,900	\$302,100	\$128,900
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$670,900	\$400,400	\$550,400	\$446,000
Priority A	\$34,000			
Priority B	\$518,300	\$400,400	\$539,300	\$373,800
Priority C	\$118,600		\$11,100	\$72,200
Total	\$670,900	\$400,400	\$550,400	\$446,000



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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 JACOBI HOSPITAL - BLDG 1

Asset #: 55

rchitecture		Current Ro	epair	Futur	e Replacement	M	aintenance		
stem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Exterior Walls									
Masonry: Brick	10%			LIFE	* *	5	\$43,600	A	
Masonry: Brick	90% 0-2 \$687,500 LIFE ** 5 \$392,600 A Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Throughout.								
	Diagonal Cracks, Extent : Light, Area Affected : 5% Location : Throughout.								
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 30% Location : Throughout.								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 70% Location : Throughout.								
		on : Much		nd Linte	l Errosion Is From	Window	Ac Unit		
Windows									
Aluminum	100%			2037	* *	5	\$229,800	A	
Parapets									
Masonry: Brick	85%			LIFE	* *	5	\$36,200	Α	
Masonry: Brick	5% Now \$7,400 LIFE ** 5 \$2,100 A Other Observation, Extent: Severe, Area Affected: 5% Location: 12th Floor Roof Parapet.								
	Explanation: Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.								
Masonry: Limestone		Now sing Eleme Througho	\$26,600 ents, Extent : Light out.	LIFE , Area A	* * ffected : 10%	5	\$5,400	A	
	Staining/Discoloring, Extent: Severe, Area Affected: 30% Location: Throughout.								
Roof Modified Bitumen	100%			2026	* *	10	\$239,600	A	

Interior

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

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

Asset #: 55

Architecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Floors							
Cast in Place Concrete	Broken/Missing Elements, Extent: Light, Area Affected: 5% Location: Sub-basement Paint Peeling, Extent: Severe, Area Affected: 10%						С
	Location : Sub-base	ттепт		de de		*	
Ceramic Tile	5%		2030	* *	5	\$44,400	C
Quarry Tile	5%		2034	* *	5	\$66,600	C
Terrazzo	5%		LIFE	* *	5	\$34,700	C
Vinyl Tile	10%		2026	* *	3	\$33,300	C
	Other Observation, Extent : Severe, Area Affected : 100% Location : Interwoven With Vct In Various Locations. Explanation : 9x9's						
Vinyl Tile	65%		2021	\$5,737,900	3	\$288,800	С
Interior Walls							
Cast in Place Concrete	5% Now Broken/Missing Elem Location : Emergen						С
Ceramic Tile	5%		2030	* *	5	\$48,400	С
Concrete Masonry Unit	5%		LIFE	* *	5	\$19,400	Č
•	Patching Evident, Ext Location: Various						
Gypsum Board	10%		LIFE	* *	5	\$58,100	С
Marble Panels	5%		LIFE	* *			C
Plaster	45%		LIFE	* *	5	\$130,800	C
SGFT/Glazed Masonry	25%		LIFE	* *			C
Ceilings							
AcousTileSusp.Lay-In	25%		2034	* *	5	\$222,100	В
AcousTileSusp.Lay-In	20% Now	\$247,400	2026	* *	5	\$88,900	В
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Throughout. Staining/Discoloring, Extent: Severe, Area Affected: 75% Location: Throughout.						
Exposed Concrete	10%		LIFE	* *	5	\$13,900	В
r	Diagonal Cracks, Ext	tent : Moderate, Ar		ed : 10%		, - ,	
	Location : Basement And Sub-basement Levels.						
	Patching Evident, Extent: Moderate, Area Affected: 30% Location: Throughout Basement And Sub-basement.						
Metal Panel	5% Now	\$15,100	LIFE	* *	5	\$55,500	В
	Broken/Missing Elem Location: Emergen	ents, Extent : Seve	re, Area	Affected : 75%	-	, , - 30	-
	40%						

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 JACOBI HOSPITAL - BLDG 1

Electrical	Current Re	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	* *	5	\$2,700	В
	Other Observation, Ex Location : Electrical Explanation : Two 30	Room					
Transformers							
Dry Type	40% Other Observation, Ex Location : Electrical Explanation : Two 30	Room	2026 Area Affe	* * ected : 100%	5	\$900	В
Dry Type	40%		2019	\$5,800	5	\$900	В
Bly Type	Other Observation, Ex Location: Basement Explanation: One 22		Area Affe	ected : 100%	3	Ψ	Б
Dry Type	10%		2034	* *	5	\$200	В
J JI	Other Observation, Ex Location : Basement Explanation : One 50			ected : 100%		,	
Dry Type	10%		2041	* *	5	\$200	В
	Other Observation, Ex Location : Switchgea Explanation : One 1	ır Room 2		ected : 100%			
Switchgear / Switchboard							
Air Circuit Breaker	70%		2031	* *	5	\$2,200	В
Fused Disc Sw	30%		2031	* *	5	\$800	В
Raceway							
Conduit	70%		2021	\$392,900	1		В
Conduit	25%		2031	* *	1		В
Tray	5%		2019	\$28,100	1		В
Panelboards							
Molded Case Bkrs	5%		2029	* *	5	\$800	В
Molded Case Bkrs	85% 0-2	\$480,200	2046	* *	5	\$6,800	В
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Molded Case Bkrs	10%		2037	* *	5	\$1,600	В
Wiring							
Braided Cloth	60% 2-4 Insulation Aged, Exten Location : Throughout		2046 ea Affecte	* * ed : 100%	1		В
Thermoplastic	20%		2031	* *	1		В
Thermoplastic	20%		2031	* *	1		В
Thermopiastic	۷۵%۵		2041		1		D

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 JACOBI HOSPITAL - BLDG 1

Asset #: 55

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•		
Motor Controllers					
Locally Mounted	5%	2034 *	3	\$200	В
Locally Mounted	5%	2019 \$53,20		\$200	В
Motor Control Center	80% 0-2 \$8: On Extended Life, Extent : Mod Location : Mechanical Space	==	* 5	\$6,600	В
Motor Control Center	10%	2034 *	* 5	\$1,600	В
Ground				. ,	
Grounding Devices					
Generic	100%	LIFE *	* 5	\$8,900	В
Stand-by Power					
Transfer Switches					
Automatic	50%	2026 *	* 1	\$92,900	В
Automatic	50%	2019 \$5,60) 1	\$92,900	В
Generators					
Diesel	100%	2024 \$76,50) 1	\$233,200	В
	Other Observation, Extent : Me	oderate, Area Affected : 100%			
	Location: Basement				
	Explanation: Two 1150 Kva	Caterpiller			
Batteries			_		_
Lead/Acid	100%	2015 \$70	5	\$22,300	В
Fuel Storage			_		_
Day Tank	60%	2020 \$30,80	5	\$66,100	В
	Other Observation, Extent : Mo	oderate, Area Affected : 100%			
	Location: Basement				
	Explanation: Two 227 Gallo			*= 000	
Main Tank	40%	2024 \$34,20	5	\$7,000	В
	Other Observation, Extent : Mo	oderate, Area Affected : 100%			
	Location: Underground	,,			
* 	Explanation: Two 10,000 Ge	illons			
Lighting					
Interior Lighting	760/	2016 \$2.700.20	10	\$412,000	D
Fluorescent	76% Other Observation, Extent : Mo	2016 \$2,790,30	0 10	\$413,900	В
	Location: Throughout	Daeraie, Area Ajjeciea : 100/0			
	Explanation: Using T-12				
Element		2021 \$724.20	1.0	¢100 000	D
Fluorescent	20% Other Observation, Extent : Mo	2021 \$734,30	0 10	\$108,900	В
	Location: Throughout	oderale, Area Affectea : 100%			
	Explanation: Using T-8 Lan	and			
Ш		<u>- </u>	10	Φ400	D
HID Incondescent	2%	2016 \$51,70		\$400	В
Incandescent	2%	2016 \$73,40) 2	\$300	В
Egress Lighting	500/	2016 \$51.20	n 1		D
Emergency, Service	50%	2016 \$51,30			В
Emergency, Service	10%	2021 \$10,30			В
Exit, Service	40%	2016 \$41,10) 1		В

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

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

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

Asset #: 55

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
Fluorescent	80%			2026	* *	10	\$44,200	В
HID	20%			2026	* *	10	\$400	В
Alarm								
Security System								
Generic	100%			2021	\$2,165,600	1	\$225,300	В
Fire/Smoke Detection								
Generic	75%			2021	\$5,559,700	1-3	\$287,300	В
Generic	25%			2016	\$1,853,200	1-3	\$92,900	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Fire Ala	rm Room (basemen	t)				
	Explana	tion : Aged	Acme System Used	l For Fai	n Shut Down			

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Campus Steam	100%			2031	* *	1		В
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Sub Basem	ent					
	Explanat	ion : Provide	d By Adjacent B	uilding #	6			
Conversion Equipment								
Heat Exchanger	25%			2034	* *	1	\$73,600	В
C	Recent Rep	olace Evident	, Extent : Light,	Area Aff	ected : 100%			
	Location	: Sub-basem	ent					
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Sub-basem	ent	55				
	Explanat	ion : Serves I	Reheats And Uni	t Heater:	S			
Pres. Reducing Valve/LF				2030	* *	5	\$26,500	В
Steam	1370			2030		3	\$20,300	ъ
Distribution								
Hot Wtr Piping/Pump	40%			2029	* *	4	\$11,700	В
Steam Piping/Pump	60%	Now	\$295,600	2023	* *	4	\$17,600	В
Steam r iping/r ump			re, Area Affected			4	\$17,000	ь
		: Sub Basem	. 55	1.10/0				
				CC4-1	100/			
			Aoderate, Area A	00				
	Location	: Steam Pipe	near PKV In Su	ıv Basen	ent Steam Room			

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

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

Asset #: 55

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Terminal Devices	2.504		2015	4051 300		#04.000	
Air Handler	25%		2016	\$951,200	1	\$91,900	В
	On Extended Life, E Location : Fan Ro	Extent : Moderate, Ai om	rea Affeci	ted : 100%			
Air Handler	25%		2029	* *	1	\$91,900	В
	Recent Installation, Location : Variou	Extent : Light, Area s Mechanical Equip					
Convector/Radiator	30%		2026	* *	1	\$57,600	В
Fan Coil Unit/Heat	20%		2021	\$2,113,200	1	\$38,400	В
	Other Observation, Location: Throug	_	Affected	: 100%			
	Explanation : Reh	eat Coils With A Sm	all Numb	er Of Unit Heater:	s In Meci	hanical Spaces	
Air Conditioning							
Energy Source							
Electricity	80%		2037	* *	1		В
Steam/HW System	20%		2031	* *	1		В
Conversion Equipment							
Absorption Chiller/Steam/HW	20%		2017	\$465,300	1	\$128,600	В
	R-134a Refrigerant, Location: Pentho		ı Affectea	l : 100%			
	Other Observation, Location: Pentho	Extent : Light, Area use	Affected	: 100%			
	Explanation: 2 A	bsorption Chillers					
Centrifugal, Elec Chiller			2030	* *	1	\$257,200	В
	R-134a Refrigerant, Location: Pentho		ı Affectea	l : 100%			
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Pentho	use					
	Explanation: 3 U	nits					
Window/Wall Unit	40%		2016	\$580,300	1		В
Distribution							
Chilled Wtr Pipe/Pump	60%		2041	* *	4	\$17,600	В
No Component	40%						D
Terminal Devices							
Air Handler/Cool/Ht	30%		2029	* *	1	\$110,300	В
	Recent Replace Evid Location: Fan Ro	_	Area Affe	ected : 100%			
Air Handler/Cool/Ht	30%		2016	\$899,200	1	\$110,300	В
		Extent : Moderate, A				. ,	
No Component	40%	oni					D
Heat Rejection							
Water Cool Tower	60%		2025	* *	2	\$358,500	В
No Component	40%						D

Ventilation

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

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

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

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

Asset #: 55

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$331,100	В
Exhaust Fans						
Interior	95%	2016	\$741,100	2	\$17,400	В
Roof	5%	2016	\$28,100	2	\$900	В
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2031	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2021	\$219,000	4	\$58,900	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Sub-basement					
	Explanation: 2 Units With					
	1 Unit With 350 Gallon St	orage Serves Kitchen	Only			
Sanitary Piping	1000/	* ****	.a			ъ
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	100-1					_
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)	100-1		440.000		44.000	_
Rigid Piping	100%	2021	\$10,800	4	\$1,300	В
Backflow Preventer						
Generic	100%	2026	* *	1	\$36,700	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent:		: 100%			
	Location: (3) B-11, (5) B-	-12, (2) B -6				
	Explanation : 10 Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$299,900	В
Sprinkler						
No Component	70%					D
Generic	30%	2041	* *	1-2	\$50,000	В
Fire Pump						
Generic	100%	2030	* *		\$111,100	В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Address : 2021 EASTCHESTER ROAD & EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 225,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Jan-2010 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,6,11,13

Block : 4205 Lot : 1 BIN : 2102972

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,141,800	\$118,900
Interior Architecture	\$351,900	\$854,100
Electrical	\$1,515,800	\$1,251,000
Mechanical	\$721,900	\$652,100
Total	\$5,731,300	\$2,876,100
Priority A	\$3,141,800	\$118,900
Priority B	\$2,515,600	\$1,962,700
Priority C	\$73,900	\$794,500
Total	\$5,731,300	\$2,876,100

Total	\$144,200	\$269,600	\$134,500	\$95,900
Priority C	\$26,200	\$8,500	\$27,300	\$8,500
Priority B	\$87,700	\$226,000	\$107,200	\$83,900
Priority A	\$30,300	\$35,000		\$3,500
Total	\$144,200	\$269,600	\$134,500	\$95,900
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Mechanical	\$17,000	\$39,100	\$34,800	\$15,200
Electrical	\$19,400	\$74,300	\$21,100	\$17,300
Interior Architecture	\$26,200	\$69,900	\$27,300	\$8,500
Exterior Architecture	\$30,300	\$35,000		\$3,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 56

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Exterior Walls	0.007			de de	_	4440000	
Masonry: Brick	90% Recent Repair Evide Location : Through	_	LIFE rea Affe	* * cted : 40%	5	\$118,900	A
	Staining/Discoloring Location : Through		e, Area Ą	ffected : 20%			
Metal Panel	2% Now Broken/Missing Elen Location: Penthou		2041 re, Area	* * Affected : 35%	5	\$5,000	A
	Other Observation, I Location : Penthou	Extent : Moderate, A se Walls.	Area Affe	ected : 10%			
Consider D. 1	Explanation: Rusto	ea Louver Panels.	TIPE	* *		Φ . 000	
Granite Panels	5%		LIFE	* *	5	\$5,000	A
Window Wall	3%		2041	* *	5	\$14,900	A
Windows Aluminum	10%		2043	* *	5	\$7,000	۸
Aluminum	88% Now	\$3,099,000	2043	* *	5	\$30,900	A A
	Thermally Inefficient Location: Through Weather Strip Missin Location: Through Other Observation, I	out. 1g, Extent : Modera 1out.	te, Area	Affected : 100%			
	Location : Through Explanation : Most	out.			Condensa	ution From Above.	
Steel	2% Now Corrosion/Rusting, E Location: Stairs	\$42,700	2037	* *	5	\$8,800	A
	Thermally Inefficient Location : Through		e, Area A	ffected : 100%			
Parapets	0.50/		LIDE	ታ ታ	-	#11.000	
Masonry: Brick	85% Recent Repair Evide Location : Main Ro		LIFE rea Affe	* * cted : 20%	5	\$11,900	A
Metal Panel	5% Other Observation, I Location: 13th Flo Explanation: Meta	or Roof.		* * cd : 100%	5	\$2,700	A
Metal Rail	10%	i i unci Rejetts 10	2034	* *	5-10	\$25,300	A
Roof	10/0		2034		5 10	Ψ25,500	А
Modified Bitumen	80% Now Ponding, Extent : Lig Location : 3rd Floo	,		* * ad.			A
Traffic Topping	20%		2026	* *	10	\$26,300	A
. Traine Topping	ΔU70		2020		10	\$20,300	А

Interior

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

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

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

Asset #: 56

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors								
Carpet	10%			2020	\$168,000	3	\$40,900	С
Cast in Place Concrete	5%	Now	\$10,800	LIFE	* *	5	\$29,800	Č
			Extent : Moderate, A		cted : 5%	Ü	42 2,000	Č
		: Through		33				
Ceramic Tile	5%			2030	* *	5	\$13,600	С
Quarry Tile	5%			2034	* *	5	\$20,400	C
Terrazzo	5%			LIFE	* *	5	\$10,600	C
Traffic Topping	5%			2026	* *	5	\$17,000	Č
Trume Topping		ervation. E	Extent : Severe, Are		ed : 100%	5	Ψ17,000	C
		: In The G		35				
			rs To Plastic Interlo	ocking Ti	les.			
Vinyl Tile	25%			2021	\$677,100	3	\$34,100	С
Vinyl Tile	30%			2026	**	3	\$30,700	C
Vinyl Tile	10%			2029	* *	3	\$10,200	Č
111.91 1110		ervation, E	Extent : Moderate, A		ected : 5%	Ü	Ψ10 ,2 00	Ü
		: Various		33				
		tion : 9x9's						
Interior Walls	-							
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,900	C
Marble Panels	5%			LIFE	* *		. ,	C
Plaster	65%	2-4	\$73,900	LIFE	* *	5	\$58,000	C
		Crumbling, : Library	Extent : Light, Are	ea Affect	ed : 5%			
	Staining/L	Discoloring,	, Extent : Moderate nt Storage Room,	e, Area Ą	ffected : 5%			
SGFT/Glazed Masonry	15%			LIFE	* *			С
Wood	5%			LIFE	* *	5	\$59,500	Č
Ceilings							, ,	
AcousTile, Adhered	25%			2026	* *	5	\$68,200	В
AcousTileSusp.Lay-In	15%	Now	\$85,400	2034	* *	5	\$20,400	В
			nents, Extent : Mod	erate, Ar	ea Affected : 30%			
	Location	: Through	out					
AcousTileSusp.Lay-In	5%	Now	\$94,900	2041	* *	5	\$6,800	В
	Broken/M	issing Elem	ients, Extent : Mod	erate, Ar	rea Affected : 25%			
	Location	: 13th Flo	or Corridor					
	Water Per	etration, E	Extent : Moderate, A	Area Affe	cted : 5%			
	Location	: 13th Flo	or Corridor					
AcousTileSusp.Lay-In	20%			2026	* *	5	\$54,500	В
Plaster	10%	Now	\$97,700	LIFE	* *	5	\$17,000	В
2		issing Elem	nents, Extent : Seve		Affected : 20%	5	ψ17,000	2
	Water Per	-	Extent : Moderate, A brary	Area Affe	cted : 15%			
Plaster	25%	-	-	LIFE	* *	5	\$42,600	В
	25/0					~	Ψ.2,000	

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.

Asset #: 56

Electrical	(Current Repair		Future Replacement Main		aintenance		
System Component Type		ail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment	# O o .			2021		_	4.65	ъ
Fused Disc Sw	50%		16.1	2031	**	5	\$400	В
		vation, Extent . Electrical Roo		Area Affe	cted : 100%			
					C			
F 15: 6		n : One 5000 A	mp Main Dis				Φ.100	
Fused Disc Sw	50%		14 1	2031	**	5	\$400	В
		vation, Extent .		Area Affe	cted : 100%			
		Electrical Room						
m . c	Explanatio	n : One 2000 A	тр					
Transformers	1,000/			2026	* *	_	\$700	D
Dry Type	100%			2026	. T	5	\$700	В
Switchgear / Switchboard Molded Case Bkrs	0.00/			2021	¢174 000	-	¢2 000	D
	80%			2021	\$174,000 * *	5	\$3,900	В
Molded Case Bkrs	20%			2041	* *	5	\$1,000	В
Raceway	0.00/			2021	¢224.500	1		D
Conduit	80%			2021	\$224,500	1		В
Conduit	20%			2041	* *	1		В
Panelboards	0.50/			2020	Φ240.100	~	ф4 2 00	D
Molded Case Bkrs	85%			2020	\$240,100	5	\$4,200	В
Molded Case Bkrs	15%			2037	* *	5	\$700	В
Wiring	700/	2.4	¢222 200	2046	* *	1		D
Braided Cloth	70%		\$222,200	2046		1		В
		ged, Extent : M Throughout	oaeraie, Arei	а Ајјесте	a: 100%			
T		1 nroughoui		20.11	ate ate			
Thermoplastic	10%			2041	* *	1		В
Thermoplastic	20%			2031	* *	1		В
Motor Controllers				• • • •	***	_		_
Locally Mounted	20%			2019	\$106,400	5	\$200	В
Motor Control Center	80%			2019	\$425,700	5	\$4,000	В
Ground								
Grounding Devices	1000/			, ide	ماد ماد	_	Φ 2.7 00	ъ
Generic	100%			LIFE	* *	5	\$2,700	В
Lighting								
Interior Lighting	0.007			2016	Φ1 012 7 00	10	Φ1. 7 Ο 400	D
Fluorescent	90%		. M - J	2016	\$1,013,700	10	\$150,400	В
		vation, Extent .	Moaerate, A	rea А IJе	стеа : 100%			
		Throughout	C 10 4 1 C	m 5				
		n: Using T-8,7	-12 And Som					
HID	2%			2016	\$15,900	10	\$100	В
Incandescent	8%			2016	\$90,100	2	\$300	В
Egress Lighting	#C			201	***	4.0	***	~
Emergency, Battery	50%			2016	\$39,400	10	\$22,000	В
Exit, Service	50%			2016	\$15,700	1		В
Exterior Lighting	400			2021	400.45-	4.0	*	
Alorm	100%			2021	\$80,400	10	\$600	В

Alarm

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

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.

Asset #: 56

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
larm						
Security System						
Generic	100%	2026	* *	1	\$69,100	В
	Other Observation, Extent : Moderate	, Area Affected	: 100%			
	Location: Exit And Corridors.					
	Explanation: Fixed Cameras					
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$114,100	В
	Other Observation, Extent : Light, Are	ea Affected : 100	0%			
	Location: Main Lobby					
	Explanation: Tied To Main Fire Ald	ırm System (bui	lding 1)			

** 1: 100% ilding #6 \$23,100 1: 100% ter Heating System \$67,200	1 1	\$45,200 \$5,400	Priority Code B
1: 100% ilding #6 \$23,100 1: 100% ter Heating System	1		В
1: 100% ilding #6 \$23,100 1: 100% ter Heating System	1		В
1: 100% ilding #6 \$23,100 1: 100% ter Heating System	1		В
\$23,100 \$1: 100% ster Heating System			
\$23,100 l: 100% ter Heating System			
\$23,100 l: 100% ter Heating System			
l: 100% ter Heating System			
l: 100% ter Heating System			_
ter Heating System		\$5,400	В
		\$5,400	В
		\$5,400	В
\$67,200	5	\$5,400	В
d : 100%			
In Fan Units And A	Heat Ex	changer For The	
* *	4	\$10,800	В
cted : 100%			
\$302,300	4	\$1,800	В
0%			
* *	1	\$20,300	В
ed : 100%			
With Evidence Of S	evere Ste	eam Coil Leaks	
**	1		В
3 ie	** sected: 100% \$302,300 ** ted: 100% With Evidence Of S	In Fan Units And A Heat Exterior 3	In Fan Units And A Heat Exchanger For The 8

Air Conditioning

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.

Asset #: 56

Mechanical	C	urrent F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		В
Conversion Equipment Window/Wall Unit No Component	70% 30%			2016	\$311,600	1		B D
	Location:	Leased S	Extent : Light, Area Space ers Under Contruct			Not Occ	upied By The	
Ventilation	•							
Distribution Ductwork/Diffusers No Component	40% 60%			LIFE	* *	2-5	\$40,600	B D
Exhaust Fans Interior			\$86,200 ent : Severe, Area A om	2021 Affected :	\$215,400 100%	2	\$4,000	В
Roof	10%			2021	\$17,200	2	\$600	В
Plumbing H/C Water Piping	1000			2021				
Brass/Copper	100%			2031	* *	1		В
HW Heat Exchanger Low Temp	100% Other Observ	ation, E	Extent : Light, Area	2021 Affected	\$67,200 : 100%	4	\$18,100	В
	Location:	Mechani	ical Equipment Roc Gallon Storage Ta	om				
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer Not Accessible	100% Other Observ Location : 1		Extent : Light, Area	Affected	: 0%			D
		ı : Back	flow Preventers Are	e A Part	Of The Campus W	ater Maii	n System And Are	
Fixtures Generic	100%							В
Vertical Transport Elevators Geared Traction	100% Other Observ	vation, E	Extent : Light, Area	LIFE Affected	**: 100%			C
	Location : L Explanation	3-13, Pe	enthouse.					
Fire Suppression	<u> </u>							
Standpipe Generic	100%			2041	* *	1-5	\$92,000	В

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 NURSES RESIDENCE - BLDG 4

Asset #: 56

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	90%						D
Generic	10%		2041	* *	1-2	\$5,100	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6
Address : 1420 PELHAM PARKWAY SOUTH & 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 : 27-Jan-2010 Landmark Status : NONE

Areas Surveyed : Roof, Floors G,1,2,7,8

Block : 4205 Lot : 1 BIN : 2826699

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$129,700	\$485,900
Interior Architecture	\$408,800	\$1,093,400
Electrical		\$261,400
Mechanical	\$97,700	\$117,300
Total	\$636,200	\$1,958,000
Priority A	\$129,700	\$485,900
Priority B	\$190,400	\$1,108,900
Priority C	\$316,100	\$363,300
Total	\$636,200	\$1,958,000

Total	\$360,300	\$273,900	\$427,000	\$266,900
Priority C			\$49,300	
Priority B	\$343,500	\$255,100	\$359,000	\$266,900
Priority A	\$16,800	\$18,800	\$18,800	
Total	\$360,300	\$273,900	\$427,000	\$266,900
Elevators/Escalators	\$82,300	\$82,300	\$82,300	\$82,300
Mechanical	\$203,900	\$118,600	\$218,400	\$118,600
Electrical	\$57,200	\$54,200	\$58,300	\$66,000
Interior Architecture			\$49,300	
Exterior Architecture	\$16,800	\$18,800	\$18,800	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 14113

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	7 0/ 3 7	Φ72 (00	r ree	* *	_	Φ. 200	
Concrete Masonry Unit	5% Now Efflorescence, Exten Location: Through		LIFE ected : 60		5	\$6,300	A
Masonry: Brick	60% Efflorescence, Exten Location: Through		LIFE Affected .	* *	5	\$120,200	A
Masonry: Brick	25%		LIFE	* *	5	\$50,100	A
Masonry. Brick	Efflorescence, Exten Location : Through				3	φ30,100	Α
Metal Panel	5%		2041	* *	5-10	\$68,900	A
Window Wall	5%		2047	* *	5	\$37,600	A
Windows							
Aluminum	100%		2043	* *	5	\$114,200	A
Parapets							
Concrete Masonry Unit	45%		LIFE	* *	5	\$18,800	A
Masonry: Brick	50%		LIFE	* *	5	\$18,500	A
	Efflorescence, Exten Location : 4th Floo		Affected .	: 40%			
Metal Panel	5% Now Broken/Missing Elen Location: Low Ro		2041 erate, Ar	* * ea Affected : 100%	5	\$3,600	A
Roof							
Single Ply Membrane	100%		2029	* *	10	\$208,400	Α
Interior Floors							
Cast in Place Concrete	10% 2-4	\$36,800	LIFE	* *	5	\$101,400	C
		Extent : Moderate, A hout Mechanical Ro	om.				
Granite Panels	5%		LIFE	* *	5	\$17,400	C
Vinyl Tile	85%		2029	* *	3	\$147,800	C
Interior Walls	• 0 - 1			de de	_	* 40 400	~
Concrete Masonry Unit	20%	Ф25 0 2 00	LIFE	* *	5	\$40,400	C
Gypsum Board	58% Now	\$279,300	LIFE	**	5	\$175,900	C
	Broken/Missing Elen						
		nout 4th Floor Mech				* 1 = = 0	
Gypsum Board	15%	C	LIFE	**	5	\$45,500	C
	Other Observation, I		a Affecte	a:100%			
	Location : Corrido	rs Inroughout. Area Of Gypsum B	oard W~	s Finished With W	all Cour	rina	
Massacra Delat		Area Oj Gypsum B		s Finisnea with W	uu Covei	ing.	C
Masonry: Brick	5% 2%		LIFE	**			C
Masonry: Fieldstone	2%		LIFE	* *			С

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.

Asset #: 14113

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2038	* *	5	\$185,400	В
Exposed Struc: Steel	10%			LIFE	* *			В
Gypsum Board	40%			LIFE	* *	5	\$231,800	В
Wood	10%			LIFE	* *	5	\$405,600	В

Electrical	Current Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2047	**	5	\$1,600	В		
	Other Observation, Extent : Moderate	, Area Affec	cted: 100%					
	Location: Electrical Room							
	Explanation: Two 4000 Amp Main I	<i>Disconnect</i>	Switch					
Transformers	000/	2020	* *	-	φ1 100	ъ		
Dry Type	90%	2038		5	\$1,100	В		
	Other Observation, Extent : Moderate Location : Basement	, Area Affec	ctea : 100%					
		4 110 5 75	15 And 20 V					
D	Explanation: Transformers Rated A		* *		\$100			
Dry Type	10%	2038		5	\$100	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : G 007 (basement)							
	· · · · · ·	F F:						
0 1 1 /0 1 1	Explanation: One 15 Kva Transform	ner For Fir	e Alarm					
Switchgear / Switchboard Air Circuit Breaker	500/	2047	* *	_	\$900	D		
	50%	2047 2047	* *	5	\$800	B B		
Fused Knife Sw	50%	2047		5	\$700	В		
Raceway	1000/	20.47	* *	1		D		
Conduit Panelboards	100%	2047		1		В		
Molded Case Bkrs	100%	2043	* *	5	\$8,300	В		
	100%	2043		3	\$8,300	<u>D</u>		
Wiring Thermoplastic	100%	2047	* *	1		В		
Motor Controllers	100%	2047		1				
Locally Mounted	30%	2038	* *	5	\$600	В		
Motor Control Center	70%	2038	* *	5	\$6,000	В		
Ground	7070	2036		3	\$0,000	ъ		
Grounding Devices								
Generic	100%	LIFE	* *	5	\$4,600	В		
Stand-by Power	100/0	LILE			Ψ+,000	ע		
Transfer Switches								
Automatic	95%	2038	* *	1	\$92,100	В		
Manual	5%	2047	* *	5	\$100	В		
Triuliuui	270	2017			Ψ100			

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.

Asset #: 14113

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Generators						
Diesel	100%	2034	* *	1	\$121,700	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Basement	15 T G				
	Explanation : Three 112	25 Kva Generators				
Batteries Lead/Acid	1,000/	2015	\$700	_	¢11.600	D
	100%	2015	\$700	5	\$11,600	В
Fuel Storage	25%	2043	* *	5	¢14.400	D
Day Tank	25% Other Observation, Exten			3	\$14,400	В
	Location : Basement	і . тойетие, Агей Ајје	ciea . 100%			
	Explanation : Three 150	Callons Tank				
Main Tank	75%	2056	* *	5	\$6,900	В
Main Tank	75% Other Observation, Exten			3	\$6,900	В
	Location : Underground		ciea . 100%			
	Explanation : Three 20,					
Lighting	Explanation . Three 20,0	500 Ganons Tank				
Interior Lighting						
Fluorescent	92%	2029	* *	10	\$261,400	В
11001000011	Other Observation, Exten		cted : 100%	10	Ψ201,.00	-
	Location: Throughout	, 33				
	Explanation: Using T-5	And T-8 Lamps				
HID	8%	2029	* *	10	\$800	В
Egress Lighting						
Emergency, Service	70%	2029	* *	1		В
Exit, LED	30%	2056	* *	1		В
Exterior Lighting						
HID	100%	2029	* *	10	\$1,000	В
Alarm						
Security System						
Generic	100%	2029	* *	1	\$117,600	В
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$194,000	В

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2047	* *	1		В
Fuel						
	Recent Installation, Extent: Light,	Area Affected : 10	00%			
	Location : Boiler Room					
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location: Parking Lot					
	Explanation: 3 - 20,000 Tanks Fo	or #2 To Serve Bo	oth The Boilers	And Ger	nerators	

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.

Asset #: 14113

Mechanical	Current Repair		Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	'						•
Conversion Equipment							
Heat Exchanger	10%		2034	* *	1	\$15,400	В
	Other Observation, Ex	-	Affected	: 100%			
	Location : Boiler Ro						
	Explanation : Heat E Mechanical Spaces	xchanger Serves I	Re-heat S	System And Severa	l Unit He	eaters For	
Steam Boiler	90%		2038	* *	1	\$276,400	В
	Other Observation, Ex Location : Basement	tent : Light, Area	Affected	: 100%			
	Explanation : 4 Boile	ers Provide Steam	To Build	ding #1, #4, And #6	5		
Distribution			_				
Hot Wtr Piping/Pump	40%		2043	* *	4	\$9,200	В
Steam Piping/Pump	60%		2047	* *	4	\$13,800	В
Terminal Devices							
Air Handler	80%		2029	* *	1	\$153,500	В
Fan Coil Unit/Heat	20%		2029	* *	1	\$20,100	В
	Other Observation, Ex	_	Affected	: 100%			
	Location: Throughor	ut					
	Explanation : Re-hea	ıt System					
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		В
Conversion Equipment							
Centrifugal, Elec Chiller			2034	* *	1	\$335,500	В
	Other Observation, Ex	_	Affected	: 100%			
	Location : Chiller Ro						
	Explanation: Two C	hillers / R-123					
Distribution	100-			de de		*** ***	_
Chilled Wtr Pipe/Pump	100%		2047	* *	4	\$22,900	В
Terminal Devices Air Handler/Cool/Ht	100%		2029	* *	1	\$191,800	В
Heat Rejection							
Water Cool Tower	100%		2025	* *	2	\$311,800	В
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Roof						
	Explanation: 2 Cool	ing Towers Twinn	ed				
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$172,700	В
Exhaust Fans							
Interior	50%		2029	* *	2	\$4,800	В
Roof	50%		2029	* *	2	\$4,800	В

Plumbing

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.

Asset #: 14113

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping	1000	-0.4-				_
Brass/Copper	100%	2047	* *	1		В
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Basement					
	Explanation: 3 Booster Pump	S				
HW Heat Exchanger	1000/ N. 05	7 100 2041	* *	4	¢20.700	D
Low Temp		7,100 2041	* *	4	\$30,700	В
	Unit Inoperable, Extent: Severe	г, Агеа Ајјестеа : 100%				
	Location: Building #1	A ACC 1 . 1000	,			
	Other Observation, Extent: Sev	ere, Area Affectea : 100%	9			
	Location: Building # 1		:1.1:	/ T	Had Wadan	
	Explanation : Instantanious W Supply From Building 1 Equip		uiiaing 1 /	/ 1empor	ary Hot water	
Sanitary Piping	Target and the second					
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2029	* *	1	\$19,100	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: (8) B To 8					
	Explanation: 8 Units					
Hydraulic	20%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location : B To 2					
	Explanation: 2 Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Lobby To 1					
	Explanation: 2 Units					
Fire Suppression						
Standpipe	1000/	20.15	ala ele		φ1#< #C0	
Generic	100%	2047	* *	1-5	\$156,500	В
Sprinkler	1000/	20.47	4 4	1.2	\$0.5.000	D
Generic	100%	2047	* *	1-2	\$86,900	В
Fire Pump	1000/	2024	4 4	4	\$50,000	D
Generic	100%	2034	* *	1	\$58,000	В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10

Address : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A
Program / Asset # : HHC0002.050 / 58 Yr Built/Renovated : 1955 /

Area Sq Ft : 25,818 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Feb-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2097546

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$659,900	\$102,500
Interior Architecture		\$46,700
Electrical	\$294,400	\$8,800
Mechanical		\$58,400
Total	\$954,300	\$216,400
Priority A	\$659,900	\$102,500
Priority B	\$294,400	\$67,300
Priority C		\$46,700
Total	\$954,300	\$216,400

Total	\$175,900	\$48,200	\$3,600	\$2,500
Priority C	\$77,100			\$700
Priority B	\$73,900	\$35,400	\$3,600	\$1,800
Priority A	\$24,900	\$12,800		
Total	\$175,900	\$48,200	\$3,600	\$2,500
Mechanical	\$1,700	\$14,600	\$2,400	\$600
Electrical	\$56,800	\$20,800	\$1,200	\$1,200
Interior Architecture	\$92,500			\$700
Exterior Architecture	\$24,900	\$12,800		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

Asset #: 58

Architecture		Current Repair Future Replacement		e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior										
Exterior Walls										
Masonry: Brick	85%			LIFE	* *	5	\$58,000	A		
Metal Panel	10%			2031	* *	5-10	\$46,900	A		
Metal Sect. OHD	5%			2034	* *	5	\$10,700	A		
Windows	1,000/	NT.	¢410.000	2027	* *	_	¢< 900			
Aluminum	100%		\$410,800 nt : Severe, Area Af	2037		5	\$6,800	Α		
		iiion, Exier 1 : Through		јестеи.	3070					
		_		t Area A	ffected · 2%					
		Broken/Missing Elements, Extent: Light, Area Affected: 2% Location: Window Next To Garage Door.								
			_		cted : 100%					
	-	Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout.								
		_	Extent : Light, Area	Affected	! : 2%					
			By Garage Door.	33						
			low Sill Lifted Up.							
Roof	<u> </u>		•							
Roll Roofing	100%	Now	\$24,900	2017	\$249,100	5	\$44,500	A		
	Gut/DS No	on Func/M	iss, Extent : Severe	Area Aj	fected : 20%					
	Location	i:All.								
	Water Per	etration, E	Extent : Severe, Area	a Affecte	d: 20%					
		ı : Soffit Ar								
			Extent : Moderate, A	Area Affe	ected : 20%					
		: Various.								
	Explana	tion : Soffii	ts Are Broken Thro	ugh With	Water Running F	rom Thei	n.			
nterior										
Floors	750/	N	¢22.000	LIDE	* *	_	\$46.700	C		
Cast in Place Concrete	75%		\$33,900 e, Extent : Light, Ar	LIFE		5	\$46,700	C		
		am sarjace 1 : Basemer	=	ей Ајјес	ieu . 570					
			n. oderate, Area Affec	ted · 30%	6					
	_	: Basemer			·					
			Extent : Severe, Are	a Affecte	ed: 90%					
		ı : Basemer								
			re Staining From R	usted W	ater.					
Ceramic Tile	5%		<u> </u>	2030	* *	5	\$1,400	C		
Corumno Tino		Evident, Ex	tent : Moderate, Ai		ted : 15%		Ψ1,.00	C		
	_	ı : Toilet Re		33						
Vinyl Tile	20%	Now	\$17,000	2026	* *	3	\$2,100	C		
, 111,1 1110			nents, Extent : Mod		ea Affected : 20%	5	Ψ2,100	2		
		: Various		,	33					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 60%					
	Location									

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.

Asset #: 58

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	C
Gypsum Board	10%			LIFE	* *	5	\$900	C
Plaster	15%			LIFE	* *	5	\$700	C
SGFT/Glazed Masonry	60%	0-2	\$21,900	LIFE	* *			C
	U	Discoloring, 1 : Basemer	, Extent : Moderate nt.	, Area Ą	ffected : 30%			
SGFT/Glazed Masonry	Location Jnt Morta	Cracks, Ex n : Shop Wa r Miss/Eroc	\$3,600 tent : Moderate, Ar ull At Corridor d, Extent : Moderat ull At Corridor	55				С
Ceilings								
AcousTileSusp.Lay-In	8%			2034	* *	5	\$2,300	В
AcousTileSusp.Lay-In	2%	Now	\$4,000	2041	* *	5	\$300	В
	O	0.	, Extent : Severe, A s/ Administrative C	00	cted : 80%			
Exposed Concrete	10%	Now	\$11,400	LIFE	* *	5	\$400	В
•		ling, Extent a : Basemen	: Severe, Area Affa nt	ected : 80	0%			
Plaster	80%			LIFE	* *	5	\$14,200	В

ectrical	Currer	nt Repair	Future	e Replacement	M	aintenance				
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
der 600 Volts										
Service Equipment										
Fused Disc Sw	100% 2-4	\$1,700	2051	* *	5		В			
	Enclosure Corrodo	ed, Extent : Moderate	, Area Afj	fected : 100%						
	Location: Basen	ient								
	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location: Basen	ient								
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Basen	ient								
	Explanation: 12	00 Amp.								
Switchgear / Switchboard										
Molded Case Bkrs	100% 2-4	\$20,700	2051	* *	5	\$300	В			
	On Extended Life,	Extent : Moderate, A	rea Affeci	ted : 100%						
	Location: Basen	ient								
	Other Observation	, Extent : Light, Area	Affected	: 100%						
	Location: Basen	ient								
	Explanation: 12	00 Amp.								
Raceway										
Conduit	90%		2021	\$20,300	1		В			
Conduit	10%		2031	* *	1		В			

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.

Asset #: 58

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Panelboards						
Fused Disc Sw	10%	2029	* *	5	\$100	В
Molded Case Bkrs	70% 2-4 On Extended Life, Extent : M Location : Throughout	\$12,400 2046 Ioderate, Area Affect	* * ted : 70%	5	\$200	В
Molded Case Bkrs	20%	2029	* *	5	\$100	В
Wiring						
Braided Cloth	90% 2-4 Insulation Aged, Extent : Mo Location : Throughout	\$14,200 2046 oderate, Area Affected	* * d : 100%	1		В
Thermoplastic	10%	2031	* *	1		В
Motor Controllers						
Locally Mounted	50% 2-4 On Extended Life, Extent : M Location : Throughout	\$6,600 2041 Ioderate, Area Affect	* * ted : 100%	5		В
Locally Mounted	50%	2019	\$6,600	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
Lighting Interior Lighting						
Fluorescent	78%	2016	\$34,400	10	\$13,600	В
ruorescent	Other Observation, Extent: Location: Throughout Explanation: Using T-12	Moderate, Area Affe		10	Ψ13,000	D
Fluorescent	20%	2021	\$8,800	10	\$3,500	В
	Other Observation, Extent : Location : Throughout Explanation : Using T-5 L				. ,	
Incandescent	2%	2016	\$900	2		В
Egress Lighting						
Exit, Service	100%	2016	\$3,300	1		В
Exterior Lighting						
HID	100%	2016	\$1,400	10	\$100	В
Alarm						
Fire/Smoke Detection Generic	100%	2016	¢260,000	1.2	¢12 000	D
Сепепс	Other Observation, Extent: Location: Building 12 Explanation: Pull Station	-	\$260,000 : 100%	1-3	\$13,000	В

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

Heating

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

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

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

Asset #: 58

Mechanical	Current Repair Future Replacement Maintenance				aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2031	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		: Through			× .1 1.			
	Explana	tion : Stean	n Supplied From Ad	djacent E	Building			
Distribution	1.000/			2021	* *	4	¢1 400	D
Steam Piping/Pump	100%			2031	4. 4.	4	\$1,400	В
Terminal Devices	C00/			2026	* *	1	¢2.700	D
Convector/Radiator Unit Heater-Stm/HW	60% 40%			2026 2021		1	\$3,700 \$700	B B
	40%			2021	\$58,400	4	\$700	Б
Air Conditioning Energy Source								
Electricity	100%			2029	* *	1		В
Conversion Equipment	10070			2027		1		ъ
Int Pkg Unit - Cooling	10%			2019	\$29,100	2	\$100	В
Window/Wall Unit	30%			2016	\$14,000	1	Ψ100	В
No Component	60%			2010	Ψ14,000	1		D
Heat Rejection	0070							- Б
Air Condenser Unit	10%			2021	\$1,800	2	\$1,300	В
No Component	90%			_0_1	Ψ1,000	_	ψ 1, 200	D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,100	В
No Component	90%							D
Exhaust Fans								
Interior	10%			2021	\$2,500	2	\$100	В
Wall Unit	40%			2021	\$13,700	2	\$200	В
No Component	50%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
Water Heater								
Electric	100%			2020	\$3,500	4	\$200	В
			Extent : Light, Area	Affected	: 100%			
		: Basemer						
g	Explana	tion : 1 200	Gallon Unit					
Sanitary Piping	1000/			TIPE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			LIDE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/			2021	¢10.000	4	¢1 200	D
Rigid Piping	100%			2021	\$10,800	4	\$1,300	В
Backflow Preventer	1000/							D
Not Accessible	100%							D
Fixtures	1000/							D
Generic Fire Suppression	100%							В

Fire Suppression

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 SHOPS/EMS GARAGE - BLDG 10

Asset #: 58

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	30%						D
Generic	70%		2041	* *	1-2	\$3,700	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Address : 1920 SEMINOLE AVENUE & EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 55,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Feb-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 4205 Lot : 1 BIN : 2097551

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$812,800	\$81,800
Interior Architecture	\$73,600	\$53,900
Electrical	\$936,100	\$285,000
Mechanical	\$53,400	\$47,800
Total	\$1,875,900	\$468,500
Priority A	\$812,800	\$81,800
Priority B	\$989,500	\$332,800
Priority C	\$73,600	\$53,900
Total	\$1,875,900	\$468,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$3,800	\$30,600		
Interior Architecture	\$75,300		\$2,900	\$2,900
Electrical	\$5,600	\$60,800	\$5,600	\$5,600
Mechanical	\$3,700	\$3,400	\$4,500	\$3,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$94,300	\$100,700	\$19,000	\$17,900
Priority A	\$3,800	\$30,600		
Priority B	\$17,100	\$70,200	\$16,100	\$15,000
Priority C	\$73,400		\$2,900	\$2,900
Total	\$94,300	\$100,700	\$19,000	\$17,900



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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 STAFF HOUSE - BLDG 2

Asset #: 57

Architecture	Current Repair	Future Replacement	Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior								
Exterior Walls	6004	TIEE *:		Φ51.700				
Masonry: Brick	60% 25% Now \$150,800	LIFE *:	5	\$51,700 \$21,500	A A			
Masonry: Brick	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Bulkhead							
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Staining/Discoloring, Extent: Moderate Location: Various.							
	Vegetation Growth, Extent : Light, Area Location : Rear Elevation.	Affected : 1%						
Masonry: Brick	10% Now \$60,300 Rusting Masonry Supt, Extent: Modera Location: Various Spans.	LIFE * : te, Area Affected : 100%	* 5	\$8,600	A			
Window Wall	5% Now \$432,000 Air Infiltration, Extent : Severe, Area Aj Location : Throughout.	2051 * : fected : 100%	* 5	\$8,100	A			
	Corrosion/Rusting, Extent : Severe, Area Affected : 80% Location : Throughout.							
	On Extended Life, Extent : Severe, Area Location : Throughout.	Affected: 100%						
Windows								
Aluminum	90% 2-4 \$85,000 Air Infiltration, Extent : Severe, Area Aj Location : Various Windows.	2046 * : fected : 60%	* 5	\$800	A			
	Corrosion/Rusting, Extent: Severe, Are Location: Throughout.	a Affected : 100%						
	Deteriorated Finish, Extent : Severe, An Location : Throughout.	rea Affected : 100%						
	Caulking Deteriorated, Extent: Severe, Location: Throughout.	Area Affected : 100%						
Under Construction	10%				D			

HEALTH AND HOSPITALS CORP. - 819 JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset #: 57

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior									
Parapets									
Masonry: Brick	75% 0-2	\$3,800	LIFE	* *	5	\$2,700	Α		
	Cracking/Crumbling, Extent: Light, Area Affected: 5%								
	Location: Various Locations.								
	Loose/Delam Surface, Extent : Light, Area Affected : 2%								
	Location: Just Under Coping.								
	Other Observation, Extent: Severe, Area Affected: 100%								
	Location : Through	out.							
	Explanation: Mortar Is Pourous And Stained From Holding Moisture.								
Masonry: Limestone	25% 0-2	\$84,700	LIFE	* *	5	\$1,100	A		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location: Throughout.								
	Staining/Discoloring, Extent : Severe, Area Affected : 80%								
	Location : Through	out.							
	Water Penetration, E	Extent : Moderate, A	rea Affe	cted : 40%					
	Location : Through	out.							
Roof									
Modified Bitumen	75%		2026	* *	10	\$21,200	A		
Skylight, Metal/Glass	5%		2041	* *	10	\$4,700	Α		
Traffic Topping	20%		2026	* *	10	\$9,400	A		
	Other Observation, Extent: Moderate, Area Affected: 30%								
	Location: Above The Walk Out Roof On The 2nd Level.								
	Explanation: Conc	rete Overhang Sho	wed Spa	lling Concrete Wit	h Expose	d Rebar.			

Interior

HEALTH AND HOSPITALS CORP. - 819 JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset #: 57

Architecture	Current Repa	ir Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior							
Floors							
Carpet	10% Recent Installation, Extended Location: Offices.	2020 t : Light, Area Affected	\$28,800 d: 100%	3	\$7,000	С	
Cast in Place Concrete	5% Now Other Observation, Extend Location: Various Loca Explanation: Rust Stain	tions.	* * ected : 15%	5	\$5,100	С	
Ceramic Tile	5% Now Worn/Eroded, Extent : Set Location : All Toilet Rod		\$53,900	5	\$1,200	С	
Raised Access Floor	5% Now Loose/Miss Fasteners, Ext Location: Various. Other Observation, Extens Location: Various. Explanation: Worn/eroe	t : Moderate, Area Aff		5	\$4,400	С	
Slate	5%	LIFE	* *	5	\$2,500	С	
Vinyl Tile	50% Now Worn/Eroded, Extent : Mo Location : Throughout E	==	* *	3	\$8,800	С	
Vinyl Tile	10% Other Observation, Extend Location: Various Thro Explanation: 9x9's.		* * ected : 100%	3	\$1,800	С	
Under Construction	10%					D	
Interior Walls							
Ceramic Tile	5%	2030	* *	5	\$5,500	C	
Masonry: Brick	5%	LIFE	* *			C	
Plaster	70% Now \$73,600 LIFE ** 5 \$23,100 Paint Peeling, Extent: Moderate, Area Affected: 80% Location: Throughout Building. Staining/Discoloring, Extent: Moderate, Area Affected: 80% Location: Throughout Building. Water Penetration, Extent: Moderate, Area Affected: 80%						
	Location: Throughout C						
SGFT/Glazed Masonry	10% Now Diagonal Cracks, Extent: Location: Various Loca		* * rted : 30%			С	
Under Construction	10%					D	

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 STAFF HOUSE - BLDG 2

Asset #: 57

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	10%		2034	* *	5	\$4,700	В
	Cracking/Crumbling	, Extent : Light, Are	ea Affecto	ed : 2%			
	Location : Varies L	ocations Have Sma	ıll Sectio	ns Of Tile Missing			
Exposed Concrete	5% Now	\$1,900	LIFE	* *	5	\$400	В
	Paint Peeling, Extens	t : Severe, Area Affe	ected : 50	0%			
	Location : Basemen	nt.					
Plaster	75%		LIFE	* *	5	\$21,900	В
Under Construction	10%						D

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$29,900	5	\$200	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electric						
	Explana	tion : 2 (12	200 Amp.)					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$93,200	5	\$1,200	В
Raceway								
Conduit	90%			2021	\$56,200	1		В
Conduit	10%			2031	* *	1		В
Panelboards								
Molded Case Bkrs	90%	0-2	\$63,600	2046	* *	5	\$500	В
			ctent : Severe, Area	Affectea	l : 100%			
	Location	: Through	nout					
Molded Case Bkrs	10%			2029	* *	5	\$100	В
Wiring								
Braided Cloth	70%	2-4	\$44,500	2046	* *	1		В
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	i : Through	out					
Thermoplastic	30%			2031	* *	1		В
Motor Controllers								
Locally Mounted	100%			2019	\$86,400	5	\$300	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$14,000	В
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D

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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 STAFF HOUSE - BLDG 2

Asset #: 57

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Fuel Storage				_		_		
Day Tank	100%	2029	* *	5	\$5,800	В		
	Other Observation, Extent: Light, Are	ea Affectea	!: 100%					
	Location: Outside							
inhain a	Explanation: 285 Gallons.							
Lighting Interior Lighting								
Fluorescent	30%	2021	\$49,300	10	\$8,600	В		
1 Idolescent	Other Observation, Extent : Moderate			10	ψ0,000	ט		
	Location: Throughout							
	Explanation: Using T-8 Lamps							
Fluorescent	66%	2016	\$108,400	10	\$18,900	В		
	Other Observation, Extent : Moderate Location : Throughout	, Area Affe	ected : 100%					
	Explanation: Using T12 Lamps							
HID	2%	2016	\$2,700	10		В		
Incandescent	2%	2016	\$3,300	2		В		
Egress Lighting								
Emergency, Service	49%	2016	\$2,600	1		В		
Emergency, Battery	1%	2021	\$100	10	\$100	В		
Exit, Service	50%	2016	\$2,700	1		В		
Exterior Lighting								
HID	10%	2016	\$2,000	10		В		
Incandescent	90%	2016	\$21,400	2	\$100	В		
Alarm								
Security System	4000	•044			***	_		
Generic	100%	2016	\$162,700	1	\$16,900	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout							
Fire/Smoke Detection	Explanation: Fixed Cameras							
Generic	100%	2016	\$557,000	1-3	\$27,900	В		
Generic	10070	2010	φ337,000	1-3	\$41,900			

Mechanical	Current Repa	ir Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2047	* *	1		В
Fuel						
	Other Observation, Exten	t : Light, Area Affectea	l : 100%			
	Location: Throughout					
	Explanation: 1 4,000 G	allon Tank For #2 Fue	$\cdot l$			

 $[\]label{lem:maintenance} \textit{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 STAFF HOUSE - BLDG 2

Asset #: 57

Mechanical	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Conversion Equipment	50 0/	2024	¢5,000	2	¢1 000	D
HTHW/HW Exchanger	50% Other Observation, Exte. Location: Basement Explanation: Steam To		' /	2	\$1,000	В
Steam Boiler	50%	2038	* *	1	\$15,500	В
Steam Boiler	Other Observation, Exte. Location: Basement Explanation: 2 Boilers	nt : Light, Area Affecte		•	Ψ13,500	D
Distribution						
Hot Wtr Piping/Pump	80% Recent Replace Evident, Location : Throughout			4	\$1,900	В
Steam Piping/Pump	20% Recent Replace Evident, Location : Basement	2047 Extent : Light, Area Aj		4	\$500	В
Terminal Devices						
Convector/Radiator	100% Recent Replace Evident, Location: Throughout			1	\$10,100	В
Air Conditioning						
Energy Source						
Electricity	100%	2029	* *	1		В
Conversion Equipment Int Pkg Unit - Cooling	10% Other Observation, Exte. Location : Basement C Explanation : Split Uni	omputer Area	' '	2	\$200	В
Window/Wall Unit	70%	2016	\$53,400	1		В
No Component	20%	2010	Ψ33,100	•		D
Heat Rejection						
Remote Air Cond	10%	2026	* *	2	\$2,200	В
No Component	90%					D
Ventilation						
Distribution						
Ductwork/Diffusers	40%	LIFE	**	2-5	\$7,000	В
No Component	60%					D
Exhaust Fans	400/	2021	Ø1.6.400	2	ф.400	D
Interior	40%	2021	\$16,400	2	\$400	В
No Component	60%					D
Plumbing H/C Water Piping						
Brass/Copper	100%	2031	* *	1		В
Бтабо, соррег	10070	2031		1		

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HEALTH AND HOSPITALS CORP. - 819 JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2

Asset #: 57

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Water Heater						
Gas Fired	100%	2020	\$8,600	2	\$500	В
	Other Observation, Extent : Light	Area Affected : 100%				
	Location: Basement					
	Explanation : 1 Indirect Fired U	nit 200 Gallons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2029	* *	4	\$1,300	В
	Other Observation, Extent: Light	Area Affected: 100%				
	Location: Basement					
	Explanation: Duplex Unit					
Fixtures						,
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light	Area Affected : 100%				
	Location: B-6					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	80%					D
Generic	20%	2041	* *	1-2	\$1,800	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG E

Address : 541 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 286,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 15-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$44,500	\$381,100
Interior Architecture	\$640,300	\$1,152,700
Electrical	\$166,500	\$369,900
Mechanical		\$1,723,600
Total	\$851,300	\$3,627,200
Priority A	\$44,500	\$381,100
Priority B	\$334,600	\$2,145,400
Priority C	\$472,200	\$1,100,800
Total	\$851,300	\$3,627,200

Total	\$218,200	\$118,800	\$268,000	\$230,400
Priority C	\$22,500	\$2,700		\$23,100
Priority B	\$188,200	\$116,100	\$182,800	\$143,100
Priority A	\$7,400		\$85,200	\$64,200
Total	\$218,200	\$118,800	\$268,000	\$230,400
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$77,900	\$39,800	\$106,000	\$56,200
Electrical	\$74,800	\$40,700	\$41,300	\$51,300
Interior Architecture	\$22,500	\$2,700		\$23,100
Exterior Architecture	\$7,400		\$85,200	\$64,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG E

Asset #: 126

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				•
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$82,800	A
Glass Block	5%			LIFE	* *	5	\$10,400	A
Masonry: Brick	75%			LIFE	* *	5	\$248,500	A
Metal Panel	3%			2032	* *	5-10	\$68,300	A
		servation, E 1 : Through	Extent : Moderate, 1 out	Area Affe	ected : 100%			
	Explana	tion : These	e Are Actually Lead	d Panels				
Metal Panel	2%			2048	* *	5-10	\$45,600	A
Panel/Paver: Limestone				LIFE	* *	5	\$12,400	A
Window Wall	5%			2048	* *	5	\$62,100	A
Windows						· · · · · · · · · · · · · · · · · · ·	, 34	
Aluminum	95%			2044	* *	5	\$51,700	A
Metal Louvers	5%			2031	* *	10	\$17,000	A
Parapets							, ,,,,,,,,	
Masonry: Brick	55%			LIFE	* *	5	\$3,600	A
Metal Panel	20%			2042	* *	5	\$5,000	A
Metal Rail	20%			2027	* *	5-10	\$23,400	A
Stucco Cement	5%			2027	* *	5	\$800	A
Roof							+	
Built-Up (BUR)	45%			2027	* *	10	\$44,500	A
Modified Bitumen	25%			2027	* *	10	\$24,700	A
Paver: Asphalt	5%			2025	* *	10	\$7,400	A
Single Ply Membrane	10%			2030	* *	10	\$9,900	A
Traffic Topping	15%			2027	* *	10	\$24,700	A
Interior							, ,,,,,,	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$29,700	C
Ceramic Tile	2%			2031	* *	5	\$5,400	C
Terrazzo	25%			LIFE	* *	5	\$53,000	C
Vinyl Tile	35%	Now	\$472,200	2022	\$944,400	3	\$35,600	Č
, 1 2 0	Cracking/		Extent: Moderate		1 - ,		φευ,σσσ	
Vinyl Tile	33%			2030	* *	3	\$44,800	С
Interior Walls						· · · · · · · · · · · · · · · · · · ·	, ,-,-	
Ceramic Tile	5%			2025	* *	5	\$22,700	C
Glass: Single Pane	2%			LIFE	* *	5	\$6,800	Č
Gypsum Board	18%			LIFE	* *	5	\$49,000	C
Gypsum Board	20%			LIFE	* *	5	\$54,400	C
Metal Panel	5%			LIFE	* *	2	Ψε 1,100	C C
Plaster	25%			LIFE	* *	5	\$34,000	C
SGFT/Glazed Masonry	25%			LIFE	* *	2	Ψο 1,000	Č

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG E

Asset #: 126

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$41,800	2027	* *	5	\$32,500	В
_	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	i : Through	out					
AcousTileSusp.Lay-In	50%			2035	* *	5	\$103,900	В
Gypsum Board	5%			LIFE	* *	5	\$13,000	В
Plaster	20%	Now	\$74,400	LIFE	* *	5	\$26,000	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı : Through	out					

Electrical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%		2022	\$63,700	5	\$6,200	В		
	Other Observation,		Area Affe	ected : 100%					
	Location : Electrical Room								
	Explanation : One	5000 Amps And Tw	o 1600 A	Amps Main Discon	nect Swit	ch			
Transformers									
Dry Type	100%		2035	* *	5	\$900	В		
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electric								
	Explanation : 150	Kva, 480/208/120v							
Switchgear / Switchboard									
Fused Disc Sw	30%		2022	\$65,200	5	\$300	В		
Fused Disc Sw	20%		2042	* *	5	\$200	В		
Molded Case Bkrs	50%		2042	* *	5	\$3,100	В		
Raceway									
Conduit	20%		2022	\$56,100	1		В		
Conduit	80%		2042	* *	1		В		
Panelboards									
Fused Disc Sw	5%		2021	\$14,100	5	\$300	В		
Molded Case Bkrs	95%		2038	* *	5	\$5,900	В		
Wiring									
Braided Cloth	10% 2-4	\$31,700	2047	* *	1		В		
	Other Observation,		Area Affe	ected : 100%					
	Location: Throug	hout							
	Explanation : Insu	lation Aged							
Thermoplastic	90%		2042	* *	1		В		
Motor Controllers									
Locally Mounted	100%		2020	\$184,800	5	\$1,600	В		
Ground									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$3,500	В		
Stand-by Power									

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG E

Asset #: 126

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Transfer Switches	1000	2025	de de		Φ πα α α α	-			
Automatic	100%	2035	* *	1	\$72,300	В			
Generators	1000/	2021	* *	1	#00.700	D			
Diesel	100%	2031		1	\$90,700	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Generator Room Explanation : One 750 Kw								
Batteries	Explanation . One 750 KW								
Lead/Acid	100%	2016	\$700	5	\$8,700	В			
Fuel Storage	100/0	2010	\$700		\$6,700				
Day Tank	50%	2038	* *	5	\$16,800	В			
Day Talik			cted : 50%	3	Ψ10,000	Б			
	Other Observation, Extent : Moderate, Area Affected : 50% Location : Generator Room								
	Explanation: One 275 Gallons								
Main Tank	50%	2050	* *	5	\$2,700	В			
Lighting	3070	2030			Ψ2,700				
Interior Lighting									
Fluorescent	95%	2027	* *	10	\$158,100	В			
110010000110	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout The Building								
	Explanation: Using T-8 Lan	nps							
Fluorescent	5%	2027	* *	10	\$8,300	В			
	Other Observation, Extent: Moderate, Area Affected: 5%								
	Location: Throughout								
	Explanation: Using T-5 Lan	nps							
Egress Lighting									
Emergency, Service	50%	2027	* *	1		В			
Exit, LED	50%	2037	* *	1		В			
Exterior Lighting									
HID	100%	2027	* *	10	\$700	В			
Lightning Protection									
Arresters/Cabling									
Generic	100%	2050	* *	5	\$1,000	В			
Alarm									
Security System	200/					ъ			
No Component	30%	2027	a. ·		d = 4 4 C C	D			
Generic	70%	2027	* *	1	\$61,400	В			
Fire/Smoke Detection	1000/	2027	ታ ታ	1.2	ф1.40.000	D			
Generic	100%	2027	* *	1-3	\$149,000	В			

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Campus Steam	100%		2032	* *	1		В

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 BLDG E

Asset #: 126

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2025	* *	5	\$10,800	В
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$9,000	В
Terminal Devices						12,72.2.2	
Air Handler	50%		2027	* *	1	\$56,200	В
Convector/Radiator	50%		2027	* *	1	\$29,400	В
Air Conditioning						1 - 7	
Energy Source Electricity	100%		2038	* *	1		В
Conversion Equipment							
Reciprocating Compr/Chiller	50%		2027	* *	1	\$42,100	В
Window/Wall Unit	50%		2020	\$221,700	1		В
Distribution							
Chilled Wtr Pipe/Pump	50%		2042	* *	4	\$4,500	В
No Component	50%					. ,	D
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	* *	1	\$112,400	В
Heat Rejection						+,	
Water Cool Tower	100%		2023	\$619,100	2	\$182,700	В
Ventilation				, , , , , , ,		1 - 9	
Distribution							
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$50,600	В
No Component	50%					1 ,	D
Exhaust Fans							
Interior	100%		2022	\$238,500	2	\$5,600	В
Plumbing H/C Water Piping			<u>-</u>	,		12,422	
Galv Iron/Steel	100%		2020	\$644,200	1		В
HW Heat Exchanger				, , , , , , , , , , , , , , , , , , , ,			
Low Temp	100%		2042	* *	4	\$18,000	В
Sanitary Piping						. ,	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2027	* *	4	\$2,000	В
Sewage Ejector(s)						. ,	
Electric	100%		2030	* *	4	\$1,300	В
		place Evident, Extent : Lig		ected : 100%		. ,	
		a : Basement	33				
Backflow Preventer							
Generic	100%		2027	* *	1	\$11,200	В
Fixtures			- '			. ,	
Generic	100%						В

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 BLDG E

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	25%	LIFE	* *			C
	Other Observation, Exte	nt : Light, Area Affected	: 25%			
	Location : Elevator Ma	achinery Room				
	Explanation: 1 Unit N	ot Rebuilt				
Gearless Traction	75%	LIFE	* *			С
	Other Observation, Exte	nt : Light, Area Affected	: 75%			
	Location : Penthouse L	evel				
	Explanation: 3 Units I	Rebuilt With Direct Drive	2			
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$91,700	В
Sprinkler						
Generic	100%	2042	* *	1-2	\$50,900	В
Fire Pump						
Generic	100%	2031	* *	1	\$34,000	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 19-Nov-2010 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,852,500	\$261,000
Interior Architecture	\$369,900	
Electrical	\$531,000	\$260,100
Total	\$2,753,400	\$521,100
Priority A	\$1,852,500	\$261,000
Priority B	\$531,000	\$260,100
Priority C	\$369,900	
Total	\$2,753,400	\$521,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$91,600			
Interior Architecture	\$38,200		\$6,200	\$3,100
Electrical	\$1,300	\$1,900	\$21,900	\$1,300
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$147,000	\$17,600	\$43,900	\$20,200
Priority A	\$91,600			
Priority B	\$17,100	\$17,600	\$39,200	\$17,100
Priority C	\$38,200		\$4,700	\$3,100
Total	\$147,000	\$17,600	\$43,900	\$20,200



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

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

rchitecture	Current Repa	ir Futu	re Replacement	M	aintenance	
rstem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior		•				•
Exterior Walls Masonry: Brick	90% Now Jnt Mortar Miss/Erod, Ex Location: Throughout Spalling, Extent: Modera Location: South Facade Vertical Cracks, Extent:	te, Area Affected : 15 e, North Facade	Affected : 50%	5	\$85,800	A
	Location : South Facade		еа. 10%			
Masonry: Granite Masonry: Limestone	3% 2% Now Jnt Mortar Miss/Erod, Ex Location: Throughout	LIFE \$25,000 LIFE tent : Moderate, Area	* *	5 5	\$2,100 \$1,400	A A
Stucco Cement	5% Now Cracking/Crumbling, Extension: Penthouse Worn/Eroded, Extent: Me Location: Penthouse			5	\$6,000	A
Windows						
Aluminum	95% 0-2 Deformed/Dented, Extent Location: Throughout Glazing Broken/Cracked, Location: Throughout Glazing Clouded, Extent: Location: Throughout	Extent : Moderate, A	rea Affected : 10%	5	\$10,800	A
Steel	5% 0-2 Corrosion/Rusting, Extended Location: Stairs Deteriorated Finish, Extended Location: Stairs Thermally Inefficient, Extended Location: Stairs	nt : Moderate, Area Ą	ffected : 100%	5	\$7,100	A
Parapets						
Masonry: Brick	90% Now Jnt Mortar Miss/Erod, Ex Location : Throughout	\$37,900 LIFE tent : Moderate, Area		5	\$5,400	A
Metal: Cage/Fence	10% Now Broken/Missing Elements Location: Throughout Corrosion/Rusting, Extendation: Throughout		Affected : 15%	5	\$2,000	A

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.

Asset #: 128

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof			4.4.00					
Built-Up (BUR)	20%	0-2	\$26,100	2032	**			A
		•	, Extent : Moderate	e, Area A	ffected: 25%			
		: Lower R	•	A CC .	1 250/			
	_		Extent : Severe, Are	а Ађесњ	ea: 35%			
		: Lower R	•	A CC 4 - 1	. 550/			
			: Moderate, Area	Ајјестеа	: 33%			
		: Lower R	90]					
IRMA/Protected	78%			2022	\$175,200	10	\$18,100	Α
Membrane	20/	0.2	Ф <i>с</i> 7.100	2052	* *			
Skylight, Metal/Glass	2%	0-2	\$65,100	2052				A
		r : Lower R	Extent : Moderate, A	теа Ајје	ciea : 55%			
			xtent : Moderate, A	raa Affaa	stad · 350/			
		: Lower R		геи Ајјес	.tea . 5570			
nterior	2000000		,,,,					
Floors								
Carpet	10%	Now	\$38,200	2024	\$38,200	3	\$9,300	C
•	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 65%			
	Location	: Penthou	se					
	Wrinkling	, Extent : N	loderate, Area Affe	cted : 15	1%			
	Location	ı : Penthou	se					
Terrazzo	30%			LIFE	* *	5	\$14,500	С
Vinyl Tile	60%			2017	\$369,900	3	\$14,000	C
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$4,300	C
Plaster	90%			LIFE	* *	5	\$19,400	C
Ceilings				_				
AcousTileSusp.Lay-In	5%			2027	* *	5	\$3,100	В
Exposed Concrete	20%			LIFE	* *	5	\$1,900	В
Plaster	75%			LIFE	* *	5	\$29,100	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2022	\$16,700	5	\$1,100	В
	Other Observation, Extent: Moderate,	Area Affec	eted : 100%			
	Location : Electrical Room					
	Explanation : 1- Electrical Service No	Ratings A	Available			
Switchgear / Switchboard						_
Molded Case Bkrs	100%	2022	\$93,200	5	\$1,100	В
Raceway						
Conduit	90%	2022	\$80,000	1		В
Conduit	10%	2032	* *	1		В

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

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

Asset #: 128

Electrical	Current Repa	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2021	\$82,400	5	\$1,100	В
Wiring						
Braided Cloth	90% 2-4	\$84,000 2047		1		В
	Other Observation, Exter		tected: 100%			
	Location: Throughout	=				
	Explanation: Insulation					
Thermoplastic	10%	2032	* *	1		В
Motor Controllers		* · · · = · · · · · · · · · · · · · · ·	de de	_		_
Locally Mounted	90% 2-4	\$40,700 2042		5	\$100	В
	Other Observation, Exter	it : Moderate, Area Afj	tected: 100%			
	Location : Basement	1 11.0				
	Explanation : On Exten					
Locally Mounted	10%	2020	\$4,500	5		В
Stand-by Power						
Transfer Switches	1000/	2027	* *	1	¢12.000	D
Automatic	100%	2027	* *	1	\$13,000	В
Lighting						
Interior Lighting Fluorescent	95%	2017	\$370,100	10	\$36,100	В
Tuorescent	Other Observation, Exter			10	\$30,100	Ь
	Location : Throughout		eciea . 10070			
	Explanation: T12 Lam	=				
Incandescent	5%	2017	\$19,500	2		В
Egress Lighting	3 /0	2017	\$19,500			ъ
Exit, Service	100%	2022	\$7,200	1		В
Exterior Lighting	100/0	2022	Ψ1,200	1		ъ
Not Accessible	100%					D
Alarm	100/0					
Security System						
Not Accessible	100%					D
Fire/Smoke Detection	10070					
Not Accessible	100%					D
	100,0					

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2032	* *	1		В
Conversion Equipment						
Not Accessible	100%					D
	Other Observation, Extent : Light, Area	Affected	: 0%			
	Location:					
	Explanation: This Building Is Not Oc	cupied				

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.

Asset #: 128

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u>'</u>						
Distribution							
Not Accessible	100%						D
Terminal Devices							
Not Accessible	100%						D
Air Conditioning							
Energy Source	1000/						ъ
Not Accessible	100%						D
Conversion Equipment Not Accessible	100%						D
Distribution	100%						<u> </u>
Not Accessible	100%						D
Terminal Devices	10070						
Not Accessible	100%						D
Heat Rejection	10070						
Not Accessible	100%						D
Ventilation							
Distribution							
Not Accessible	100%						D
Exhaust Fans							
Not Accessible	100%						D
Plumbing							
H/C Water Piping							
Not Accessible	100%						D
Water Heater							_
Not Accessible	100%						D
HW Heat Exchanger	1,000/						ъ
Not Accessible	100%						D
Sanitary Piping Not Accessible	100%						D
Storm Drain Piping	100%						<u> </u>
Not Accessible	100%						D
Sump Pump(s)	10070						<u>D</u>
Not Accessible	100%						D
Sewage Ejector(s)	10070						
Not Accessible	100%						D
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Not Accessible	100%						D
Vertical Transport							
Elevators							
Not Accessible	100%						D
Fire Suppression							
Standpipe	1000/						
Not Accessible	100%						D
Sprinkler	1000/						Ъ
Not Accessible	100%						D

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

Mechanical	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Fire Pump							
Not Accessible	100%						D

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Address : 560 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.030 / 127 Yr Built/Renovated : 1940 /

Area Sq Ft : 164,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Nov-2010 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,222,100	\$523,300
Interior Architecture	\$690,600	\$318,800
Electrical	\$1,334,900	\$535,300
Total	\$4,247,600	\$1,377,400
Priority A	\$2,222,100	\$523,300
Priority B	\$1,334,900	\$583,100
Priority C	\$690,600	\$271,000
Total	\$4,247,600	\$1,377,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$12,300	\$23,200	\$6,700	
Interior Architecture	\$7,000	\$2,600	\$26,100	\$92,600
Electrical	\$4,800	\$5,800	\$7,900	\$4,200
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$44,800	\$52,300	\$61,400	\$117,500
Priority A	\$12,300	\$23,200	\$6,700	
Priority B	\$25,500	\$26,500	\$46,000	\$24,900
Priority C	\$7,000	\$2,600	\$8,700	\$92,600
Total	\$44.800	\$52,300	\$61,400	\$117,500



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.

rchitecture	Current Repair	Future Replac	ement	М	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior				•		•
Exterior Walls				_		
Masonry: Brick	75% Now \$691,500 Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout Misaligned/Bulging, Extent: Severe, A. Location: East Facade At Northeast Staining/Discoloring, Extent: Moderat Location: Throughout	rea Affected : 5% Wing Above Upper	· Floor W	5 Vindows	\$197,400	A
Masonry: Brick	5% Now \$184,400	LIFE	* *	5	\$13,200	A
Masoniy. Brick	Diagonal Cracks, Extent: Severe, Area Location: Bulkheads Vertical Cracks, Extent: Severe, Area Location: Bulkheads	Affected : 20%		3	Ψ13,200	A
Masonry: Limestone	5% Now \$172,300 Broken/Missing Elements, Extent: Light Location: Spandrels, North And Sout Jnt Mortar Miss/Erod, Extent: Moderat Location: Spandrels, North And Sout	h Facades te, Area Affected :		5	\$9,900	A
Metal: Cage/Fence	15% Now \$176,300 Corrosion/Rusting, Extent: Moderate, Location: Throughout The North Eas Paint Peeling, Extent: Moderate, Area Location: Throughout The North Eas Staining/Discoloring, Extent: Moderat Location: Throughout The North Eas	t And West Wings Affected: 50% t And West Wings e, Area Affected: 1	And Sout And Sout 100%	h East Ai	nd West Wings	A
Windows						
Aluminum	20%	2030	* *	5	\$1,100	A
Metal/Detention Type	15% 0-2 \$218,200 Corrosion/Rusting, Extent: Moderate, Location: 5th And 6th Floors Deteriorated Finish, Extent: Moderate Location: Throughout, 5th Floor			5	\$1,600	A
Steel	65%	2021 \$2	226,300	5	\$46,400	A
Parapets Masonry: Brick	90% Now \$118,000 Jnt Mortar Miss/Erod, Extent: Modera Location: Worn/Eroded, Extent: Moderate, Area Location: Throughout		* *	5	\$8,500	A
Masonry: Limestone	10% Now \$11,800 Int Mortar Miss/Erod, Extent : Modera Location : Coping	LIFE te, Area Affected :	* * 25%	5	\$1,200	A

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.

Asset #: 127

Architecture		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	50%	0-2	\$207,200	2032	**			A
			nt : Moderate, Area	Affected	d : 15%			
			oof, Upper Roof	4				
	_	ı Growin, E ı : Upper Ro	Extent : Moderate, A	<i>Area А</i> ЈЈе	естеа : 20%			
			ooj : : Moderate, Area A	Affortad	. 500/			
			oof, Upper Roof	престеи	. 5070			
Metal Panel	5%	. Lower R	оој, сррст коој	2027	* *	10	\$6.700	Λ
Metai Panei Panel/Paver: Cer/Brk	5% 45%	0-2	\$454,200	2027	* *	10	\$6,700	A A
ranei/raver. Cel/blk			۶434,200 nt : Moderate, Area					Α
			n . Moderaie, Area r, Terrace Roof	Ајјестес	1.20/0			
			d, Extent : Moderat	e Area e	Affected · 25%			
			r, Terrace Roof	c, 117 cu 1	ijjecica : 2570			
			: Moderate, Area A	Affected	: 30%			
			r, Terrace Roof	33				
Interior								
Floors								
Carpet	10%			2018	\$85,700	3	\$27,800	C
Terrazzo	25%			LIFE	* *	5	\$27,200	C
Vinyl Tile	15%			2022	\$207,200	3	\$7,800	C
Vinyl Tile	50%			2017	\$690,600	3	\$26,100	C
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$12,300	C
Metal Panel	5%			LIFE	* *	_		C
Plaster	65%			LIFE	* *	5	\$63,800	C
SGFT/Glazed Masonry	25%			LIFE	* *			С
Ceilings	0.5 07			2027	* *	~	#24.000	D
AcousTile, Adhered	25%			2027	* *	5	\$34,800	В
Exposed Concrete	20%			LIFE	* *	5	\$4,300 \$47,800	В
Plaster	55%			LIFE	* *	5	\$47,800	В

Electrical	Current Repair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts		•				•	
Service Equipment							
Molded Case Bkrs	100%	2022	\$33,900	5	\$3,600	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation : 1- Electrical Service Ra	ited @ 30	000a				
Switchgear / Switchboard							
Air Circuit Breaker	20%	2022	\$21,700	5	\$100	В	
Molded Case Bkrs	80%	2022	\$87,000	5	\$2,900	В	

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.

Asset #: 127

Current Repair			Futur	e Replacement	Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
•			•				•
90%			2022	\$126,300	1		В
10%			2032	* *	1		В
90%			2021	\$105,900	5	\$3,200	В
10%			2030	* *	5	\$400	В
70%	2-4	\$111,100	2047	* *	1		В
			Area Affe	cted : 100%			
Location	ı : Through	out The Building					
Explana	tion : Insul	ation Aged.					
30%			2032	* *	1		В
100%			2020	\$216,200	5	\$900	В
100%							D
100%			2027	* *	1	\$41,600	В
100%							D
100%							D
100%							D
96%			2017	\$1,039,800	10	\$81,800	В
Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
Location	: Through	out The Building					
Explana	tion : T12 I	Lamps					
			2017	\$43,600	2	\$100	В
				· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
100%			2027	* *	1		В
/0							<u> </u>
100%			2017	\$58.600	10	\$400	В
/0				,,		+ . 30	
100%							D
/0							<u> </u>
							D
	90% 10% 90% 10% 70% Other Obs Location Explana 30% 100% 100% 100% 100% 100% 100% 100%	90% 10% 90% 10% 70% 2-4 Other Observation, E Location: Through Explanation: Insul 30% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	90% 10% 90% 10% 70% 2-4 \$111,100 Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: Insulation Aged. 30% 100%	Soft Fail Date Estimated Cost Year FY 90% 2022 2032 90% 2032 90% 2030 70% 2-4 \$111,100 2047 Other Observation, Extent : Moderate, Area Affel Location : Throughout The Building Explanation : Insulation Aged. 30% 2032 100% 2020 100% 2027 100% 2017 Other Observation, Extent : Moderate, Area Affel Location : Throughout The Building Explanation : T12 Lamps 4% 2017 100% 2027	Year Estimated Cost Year FY	Soft Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Sestimated Cost Year Estimated Cost Cycle (Yrs)

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

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.

Asset #: 127

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Not Accessible	100%							D
		vation, Ex	tent : Light, Area	Affected	! : 0%			
	Location :							
	Explanatio	on : This Bi	uilding Is Not Occ	cupied				
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Air Conditioning								
Energy Source								
Not Accessible	100%							D
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Heat Rejection								
Not Accessible	100%							D
Ventilation								
Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping		·						_
Not Accessible	100%							D
Storm Drain Piping		·						_
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								· · · · · · · · · · · · · · · · · · ·
Not Accessible	100%							D
Fixtures		-						
Not Accessible	100%							D
Vertical Transport								

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.

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport							
Elevators							
Not Accessible	100%						D
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D
Fire Pump							
Not Accessible	100%						D

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 17-Nov-2010 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,477,300	\$141,400
Interior Architecture	\$581,800	\$42,500
Electrical	\$1,306,100	\$253,400
Mechanical	\$88,800	\$1,067,600
Total	\$3,453,900	\$1,504,800
Priority A	\$1,477,300	\$141,400
Priority B	\$1,516,600	\$1,363,500
Priority C	\$460,000	
Total	\$3,453,900	\$1,504,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$20,500		\$30,300	
Interior Architecture	\$19,900			\$4,200
Electrical	\$13,700	\$7,700	\$60,700	\$7,400
Mechanical	\$10,700	\$3,500	\$8,900	\$40,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,700	\$15,100	\$103,900	\$56,400
Priority A	\$20,500		\$30,300	
Priority B	\$28,300	\$15,100	\$73,600	\$52,100
Priority C	\$19,900			\$4,200
Total	\$68,700	\$15,100	\$103,900	\$56,400



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

^{**} 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

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
erior					
Exterior Walls Masonry: Brick	95% Now \$535,300	LIFE **	5	\$50,900	A
·	Cracking/Crumbling, Extent: Modera				
	Location: Upper Roof At Vertical P				
	Misaligned/Bulging, Extent: Severe, A Location: Upper Roof At Vertical B				
	Rusting Masonry Supt, Extent: Severe				
	Location : Upper Roof At Vertical P				
	Water Penetration, Extent : Moderate Location : Stair Exit #5 In Basement				
Masonry: Limestone	5% Now \$35,100	LIFE **	5	\$2,000	A
	Jnt Mortar Miss/Erod, Extent : Moder Location : Throughout Coping, Spar				
Windows					
Wood	100% Now \$591,200 Deteriorated Finish, Extent: Moderate Location: Throughout		5	\$90,400	A
	Dry Rot/Decay, Extent : Moderate, Ar Location : Throughout	ea Affected : 25%			
	Insect/Bird Damage, Extent : Modera. Location : Throughout	te, Area Affected : 25%			
	Split/Cracked, Extent : Moderate, Are Location : Throughout	a Affected : 50%			
Parapets					
Masonry: Brick	90% Now \$51,500		5	\$7,400	A
	Jnt Mortar Miss/Erod, Extent : Moder Location : Throughout	ate, Area Affectea : 25%			
Masonry: Limestone	10% Now \$20,500	LIFE **	5	\$1,000	A
- -	Int Mortar Miss/Erod, Extent : Severe	==			
	Location: Throughout Cornice And				
	Loose Units, Extent : Moderate, Area Location : Coping	Affected : 10%			
	Location : Coping				

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

Asset #: 299

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Exterior Roof				
Built-Up (BUR)	60% Now \$164,200 Debris Present, Extent: Moderate, An Location: Throughout Drains Clogged, Extent: Moderate, A Location: Lower Roof, West Side. Ponding, Extent: Severe, Area Affecte Location: Lower Roof, West Side	rea Affected : 20%		A
Copper/Terne Panel/Paver: Cer/Brk	25% 15% Now \$100,000 Cracking/Crumbling, Extent: Modera Location: Upper Roof	te, Area Affected : 35%	10 \$30,300	A A
	Debris Present, Extent: Moderate, An Location: Upper Roof Vegetation Growth, Extent: Moderate Location: Upper Roof Water Penetration, Extent: Moderate Location: Upper Roof	e, Area Affected : 25%		
nterior				
Floors Cast in Place Concrete Terrazzo Vinyl Tile	10% 40% 50% 0-2 \$337,600 Cracking/Crumbling, Extent : Modera		5 \$21,200	C C C
	Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	a Affected : 25%		
Interior Walls Ceramic Tile Plaster	5% 90% Now \$122,500 Cracking/Crumbling, Extent : Modera Location : Basement, 4th Floor, Cor	te, Area Affected : 10%	3 \$3,000	C C
	Water Penetration, Extent : Moderate Location : Basement, 4th Floor, Con			
Plywood/Hardboard	5% Now \$18,100 Dry Rot/Decay, Extent : Moderate, Ar Location : Throughout			С
Ceilings Plaster	100% Now \$121,700 Water Penetration, Extent : Light, Are Location : Throughout		5 \$42,500	В

Electrical	Current Repair			Futur	re Replacement	M		
System Component Type	% of Fail l Total (Yes		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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.

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

Asset #: 299

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts Service Equipment Fused Disc Sw	Location	: Electric	Extent : Moderate, A al Room 1200 Amps Main D			5	\$200	В	
Switchgear / Switchboard Fused Knife Sw		2-4 led Life, Ex : Electrica	\$69,900 tent : Moderate, An al Room	2052 rea Affec	* * ted : 90%	5	\$100	В	
Molded Case Bkrs	10%			2022	\$7,800	5	\$100	В	
Raceway Conduit	100%			2022	\$71,200	1		В	
Panelboards Fused Disc Sw Fused Knife Sw		2-4 roded Bus : Basemer	\$2,600 wrk, Extent : Model	2021 2047 rate, Are	\$2,600 * * va Affected : 5%	5 5	\$100	B B	
Molded Case Bkrs Molded Case Bkrs	40% 50%			2030 2021	* * \$26,500	5 5	\$500 \$700	B B	
Wiring Braided Cloth		_	\$65,000 ent : Moderate, Are out The Building	2047 a Affecte	* * ed : 100%	1		В	
Thermoplastic	20%			2022	\$16,200	1		В	
Motor Controllers Locally Mounted	100%			2020	\$64,100	5	\$300	В	
Ground Grounding Devices Generic	Location	2-4 ervation, E : Water M tion : Corre		LIFE Area Affe	* * ected : 100%	5	\$800	В	
Stand-by Power Transfer Switches Automatic	100%			2020	\$11,300	1	\$15,700	В	
Generators Diesel	100% Other Obs Location		Extent : Moderate, F The Building 60 Kw	2018	\$76,500	1	\$19,700	В	
Batteries Lead/Acid	100%			2015	\$700	5	\$1,900	В	
Fuel Storage Main Tank	100% Other Obs Location		Extent : Moderate, A or Room - Outside 100 Gals	2025	* *	5	\$1,300	В	

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.

Asset #: 299

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	95%	2017	\$428,700	10	\$39,600	В	
	Other Observation, Extent : M	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout The	Building					
	Explanation: Using T-12 Le	amps					
Incandescent	5%	2017	\$22,900	2	\$100	В	
Egress Lighting							
Emergency, Service	40%	2017	\$3,100	1		В	
Emergency, Battery	10%	2022	\$2,000	10	\$1,100	В	
Exit, Service	50%	2017	\$3,900	1		В	
Exterior Lighting							
HID	100%	2017	\$22,100	10	\$200	В	
Alarm							
Security System							
No Component	50%					D	
Generic	50%	2022	\$91,500	1	\$9,500	В	
Fire/Smoke Detection							
Generic	100%	2017	\$626,500	1-3	\$31,400	В	

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
			xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Steam Room					
	Explana	tion : Stean	ı Supplied From Po	ower Hoi	use			
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2018	\$33,500	5	\$2,700	В
Steam								
Distribution								
Steam Piping/Pump	100%			2022	\$144,400	4	\$2,200	В
Terminal Devices								
Convector/Radiator	100%			2020	\$569,400	1	\$14,700	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Window/Wall Unit	80%			2017	\$88,800	1		В
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,500	В
No Component	90%							D

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

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

Mechanical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Exhaust Fans						
Roof	10%	2022	\$7,400	2	\$100	В
No Component	90%					D
Plumbing						
H/C Water Piping						
Brass/Copper	· · · · · · · · · · · · · · · · · · ·	100 2022	\$161,200	1		В
	Corroded, Extent : Moderate, Are		%			
	Location: Water Main, And Bas	ement				
HW Heat Exchanger						
Low Temp	100%	2022	\$16,700	4	\$4,500	В
	Corroded, Extent : Moderate, Are	a Affected : 30%	%			
	Location: Coil Connection					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2030	* *	1	\$2,800	В
	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location : Enclosure Near Sidev	valk				
	Explanation : Located Outside E	Bldg				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location: B-4					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2022	\$192,600	1-5	\$22,900	В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

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 : 16-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,p

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,075,700	\$52,000
Interior Architecture	\$724,600	
Electrical	\$1,269,800	\$430,800
Mechanical		\$810,700
Total	\$5,070,000	\$1,293,600
Priority A	\$3,075,700	\$52,000
Priority B	\$1,309,900	\$1,241,600
Priority C	\$684,400	
Total	\$5.070.000	\$1,293,600

Total	\$113,400	\$34,600	\$119,700	\$36,900
Priority C	\$28,700		\$34,600	\$3,600
Priority B	\$65,300	\$34,600	\$85,100	\$33,300
Priority A	\$19,500			
Total	\$113,400	\$34,600	\$119,700	\$36,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$30,100	\$8,600	\$39,700	\$11,800
Electrical	\$16,000	\$16,100	\$35,500	\$11,600
Interior Architecture	\$37,900		\$34,600	\$3,600
Exterior Architecture	\$19,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

Architecture	Current Repair Future Replacement			e Replacement	M						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior											
Exterior Walls Masonry: Brick	45%	Now	\$546,200	LIFE	* *	. 5	\$52,000	A			
Wasoni y. Birck	Cracking/ Location Diagonal	Crumbling, 1 : East Fac Cracks, Ex	Extent : Severe, A cade, Bulkheads, Co tent : Severe, Area	rea Affeo orners		3	ψ32,000	71			
	Horizonta	Location : Bulkheads Horizontal Cracks, Extent : Severe, Area Affected : 15% Location : Bulkheads									
	Location Staining/I Location	n : East Fac Discoloring, n : Through		orners, A , Area Ą	ffected : 50%						
		Vertical Cracks, Extent : Severe, Area Affected : 15% Location : Bulkheads									
			xtent : Moderate, A cade, Bulkheads, Co								
Granite Panels		Crumbling,	\$510,400 Extent : Light, Are acade, South Facad		* * ed : 25%	5	\$30,300	A			
	Location Staining/L	n : North Fo	s, Extent : Light, Ar acade, South Facaa . Extent : Moderate out	'e							
Panel/Paver: Limestone	_		\$448,200 Extent : Moderate cade	LIFE , Area Ą	* * ffected : 10%	5	\$8,700	A			
	Location	n : West Fac			ffeeted . 250/						
	Location Water Per	n : West Fac	xtent : Moderate, A		-						
Slate Panels	5% Cracking/	Now	\$36,300 Extent : Light, Are	LIFE a Affect	* * ed : 10%	5	\$4,300	A			
Window Wall	5% Caulking	Now	\$16,600 d, Extent : Light, A	2042 rea Affe	* * cted : 10%	5	\$10,800	A			

Asset #: 108

Architecture	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Windows Aluminum	95% Now	\$1,225,600	2047	* *	5	\$12,200	Α	
Adminum	Air Infiltration, Exte			50%	3	ψ12,200	Α	
	Location : Through		33					
	Deformed/Dented, E		rea Affecte	ed : 25%				
	Location: Through		4 00	1 500/				
	Deteriorated Finish, Location: Through		Area Affe	cted : 50%				
Metal Louvers	5%	ioni	2031	* *	10	\$8,000	A	
Parapets	270		2031			Ψ0,000		
Masonry: Brick	70% Now	\$100,800	LIFE	* *	5	\$4,800	A	
	Cracking/Crumbling		rea Affecte	ed : 25%				
	Location: Through Spalling, Extent: Se		. 250/					
	Location: Through		. 2370					
Granite Panels	20% Now	\$38,200	LIFE	* *	5	\$1,500	A	
Grante Fanels	Cracking/Crumbling			! : 25%	3	Ψ1,500	71	
	Location : North F	Cacade, South Facad	le					
	Staining/Discoloring			ected : 100%				
		Cacade, South Facad						
Panel/Paver: Limestone	10%		LIFE	* *	5	\$800	A	
Roof Built-Up (BUR)	95% Now	\$170,200	2032	* *			A	
Built of (Bolt)	Blisters, Extent : Mo						71	
	Location : Through							
	Drains Inad/Misposi		e, Area Aff	ected : 25%				
	Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10%							
		Extent : Moaerate, A or Corridor Near El		ea : 10%				
	Worn/Eroded, Exten			50%				
	Location : Through		33					
Metal Panel	5%		2035	* *	10	\$2,900	A	
Interior								
Floors	250/		2027	* *	5	¢ <i>c</i> 0 <i>c</i> 00	C	
Quarry Tile Terrazzo	35% 10%		2027 LIFE	**	5 5	\$60,600 \$9,000	C C	
Vinyl Tile	30%		2017	\$344,000	3	\$13,000	C	
Vinyl Tile	25% Now	\$28,700	2027	* *	3	\$10,800	C	
•	Cracking/Crumbling		ea Affected	! : 10%				
=======================================	Location: Through	hout						
Interior Walls	200/		LIDD	* *	=	¢1.6.200	C	
Concrete Masonry Unit Masonry: Brick	20% 10%		LIFE LIFE	* *	5	\$16,200	C C	
SGFT/Glazed Masonry	70% Now	\$340,500	LIFE	* *			C	
	Cracking/Crumbling			! : 10%			-	
	Location : Through	hout						

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.

Asset #: 108

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	\$9,300	2027	* *	5	\$14,400	В
_	Staining/L	oiscoloring,	, Extent : Moderate	, Area A	ffected : 5%			
	Location	: 5th Floo	r Corridor Near El	evator				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
			r Corridor Near El	55				
AcousTileSusp.Lay-In	45%	Now	\$36,200	2027	* *	5	\$26,000	В
1 2	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
AcousTileSusp.Lay-In	5%	Now	\$4,000	2035	* *	5	\$2,900	В
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Basemen	nt Corridor Near Ei	evator	-			
Exposed Concrete	30%			LIFE	* *	5	\$5,400	В

ectrical		Current Repair	Futur	re Replacement	М	aintenance			
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts									
Service Equipment									
Air Circuit Breaker	75%		2022	\$23,900	5	\$300	В		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room							
	Explanat	ion : Three 1600 Amps Main	Disconn	ect Switch					
Fused Disc Sw	25%		2022	\$8,000	5	\$100	В		
	Other Obs	Other Observation, Extent: Moderate, Area Affected: 25%							
	Location: Electrical Room								
	Explanat	ion : One 1600 Amps Main I	Disconnec	ct Switch					
Switchgear / Switchboard									
Air Circuit Breaker	90%		2022	\$125,800	5	\$400	В		
Fused Disc Sw	10%		2022	\$14,000	5		В		
Raceway									
Conduit	100%		2022	\$69,800	1		В		
Panelboards									
Fused Disc Sw	5%		2021	\$4,700	5	\$100	В		
Molded Case Bkrs	95%		2021	\$89,400	5	\$1,900	В		
Wiring									
Braided Cloth	90%	2-4 \$75,000	2047	* *	1		В		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Throughout The Building							
	Explanat	ion : Insulation Aged.							
Thermoplastic	10%		2022	\$8,300	1		В		
Motor Controllers									
Locally Mounted	20%		2020	\$4,400	5	\$100	В		
Motor Control Center	80%		2020	\$145,800	5	\$1,700	В		

Ground

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

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

Asset #: 108

Electrical	Current Repair	Future R	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground								
Grounding Devices								
Generic		\$900 LIFE	* *	5	\$1,100	В		
	Other Observation, Extent : Mod	lerate, Area Affecte	d : 100%					
	Location: Water Main							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches	1000/	2020	Φ11 2 00		Φ22.500	ъ		
Automatic	100%	2020	\$11,300	1	\$23,500	В		
Generators	1000	2010	Φ 7 < 7 00		430 500			
Diesel	100%	2018	\$76,500	1	\$29,500	В		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room						
D	Explanation: One 150 Kw							
Batteries	1000/	2015	¢700	_	¢2.000	D		
Lead/Acid	100%	2015	\$700	5	\$2,800	В		
Fuel Storage	500/	2021	ф2 200	_	Φ 7 100	D		
Day Tank	50%	2021	\$3,300	5	\$7,100	В		
	Other Observation, Extent : Mod Location : Generator Room	іегаїе, Агеа Ајјесте	a: 100%					
M : T 1	Explanation : One 275 Gals.	2025	* *		Φ1 100	D.		
Main Tank	50%	2025	* *	5	\$1,100	В		
Lighting								
Interior Lighting	0.50/	2017	¢115 200	10	¢.c. 200	D		
Fluorescent	95%	2017	\$115,200	10	\$66,300	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Bui							
	Explanation: Using T12 Lamp		ф		# 100			
Incandescent	5%	2017	\$6,100	2	\$100	В		
Egress Lighting	7 00/	2025						
Exit, Service	50%	2022	\$6,600	1		В		
Exit, Service	50%	2022	\$6,600	1		В		
Exterior Lighting								
HID	100%	2017	\$15,800	10	\$200	В		
Alarm								
Security System	2004					-		
No Component	30%					D		
Generic	70%	2030	* *	1	\$19,900	В		
Fire/Smoke Detection	400-1		40 g			_		
Generic	100%	2017	\$936,700	1-3	\$47,000	В		

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Campus Steam	100%		2032	* *	1		В

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

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

Asset #: 108

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/L	P 100%			2025	* *	5	\$4,500	В
Steam								
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$5,600	В
Terminal Devices								
Air Handler	40%			2022	\$195,100	1	\$18,900	В
Convector/Radiator	40%			2027	* *	1	\$9,900	В
Fan Coil Unit/Heat	20%			2022	\$270,800	1	\$4,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Reciprocating	40%			2027	* *	1	\$14,100	В
Compr/Chiller								
Window/Wall Unit	60%			2020	\$111,600	1		В
Terminal Devices								
Direct Expansion	100%			2027	* *	1		В
Heat Rejection								
Water Cool Tower	100%			2023	\$233,300	2	\$76,600	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,400	В
Exhaust Fans								
Interior	10%			2022	\$8,100	2	\$200	В
Roof	90%			2027	* *	2	\$2,100	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		\$5,400	2027	* *	1		В
		xtent : Moderate,	Area Affecte	ed : 5%				
	Location	: House Pump						
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$7,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,800	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2022	\$10,800	4	\$1,300	В
Backflow Preventer								
Generic	100%			2027	* *	1	\$4,700	В
	Other Obs	servation, Extent :	Light, Area		! : 100%		,	
	Location	a : Outdoor Enclo	sure					
	Explana	tion : Located Ou	ıtside Bldg.					

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 - PATHLOLOGY

Mechanical	Current Repair	Future Repla	cement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY		ycle Estimated Cost Yrs)	Priority Code
Plumbing					
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		C
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: B-5				
	Explanation: 2 Units				
Fire Suppression					
Standpipe					
Generic	100%	2032	** 1	-5 \$38,400	В

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 13-Jan-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,7

Block : 4829 Lot : 1 BIN : 3327718

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$89,100	\$854,000
Interior Architecture	\$137,800	\$537,500
Electrical		\$238,200
Mechanical	\$32,200	\$160,900
Total	\$259,100	\$1,790,600
Priority A	\$89,100	\$854,000
Priority B	\$170,000	\$628,800
Priority C		\$307,800
Total	\$259.100	\$1,790,600

Total	\$229,800	\$201,100	\$320,500	\$183,900
Priority C			\$34,500	
Priority B	\$229,800	\$201,100	\$286,000	\$170,300
Priority A				\$13,600
Total	\$229,800	\$201,100	\$320,500	\$183,900
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Mechanical	\$135,200	\$74,900	\$184,300	\$71,300
Electrical	\$39,300	\$71,000	\$46,400	\$43,700
Interior Architecture			\$34,500	
Exterior Architecture				\$13,600
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 107

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls						_	**		
Metal/Glass Curt Wall	5%			LIFE	* *	5	\$26,600	A	
Pre-Cast Concrete	60%			LIFE		5	\$552,200	A	
			Extent : Severe, Are ations Below Roof I			te The Li	near Ribbed		
		tion : This	Particular Panel S	vstem Inc	corporated A Unife	orm Finis	sh.		
Pre-Cast Concrete	20%		•	LIFE	**	5	\$184,100	A	
The Cust Concrete			Extent : Severe, Are		ed: 100%	3	Ψ101,100	71	
			Side Elevations.						
		_	Particular System	Incorpor	ated A Linear Ribl	bed Finis	h.		
Stucco Cement	15%			2038	* *	5	\$106,200	A	
Stuceo Cement			Extent : Light, Area		. 100%	3	\$100,200	А	
			ical Penthouse - Bu			s			
			This Component W		· ·				
Windows	Елрини	tion . With	This Component W	2117 C AC	gerring 10 mi Lijs	· ·			
Aluminum	100%			2043	* *	5	\$22,900	A	
Parapets	10070			2013			Ψ22,>00		
Concrete Masonry Unit	60%			LIFE	* *	5	\$6,400	A	
Concrete Masoniy Cint			Extent : Light, Area		: 100%		+ -,		
		ı : Through		55					
			ior Finish Is Eifs						
Metal Rail	35%			2038	* *	5-10	\$59,300	A	
Metal: Cage/Fence	5%			2038	* *	5-10	\$3,600	A	
	Other Observation, Extent : Severe, Area Affected : 100% Location : 7th Floor								
	Explana	tion : 7th F	loor Walk Out Roo	f Area P	arapets.				
Roof	<u>-</u>				-				
IRMA/Protected	75%			2029	* *	10	\$64,600	A	
Membrane									
Plaza Roof: Stone Panels	s 20%			2047	* *			Α	
Single Ply Membrane	5%			2029	* *	10	\$4,300	A	
			Extent : Severe, Are	a Affecte	d: 100%				
			r Walk Out Roof.						
	Explana	tion: 7th F	loor Walk Out Roo	f Areas (Contained An Astr	o-turf Su	rface.		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$80,400	C	
Ceramic Tile	5%			2034	* *	5	\$18,400	C	
Terrazzo	3%			LIFE	* *	5	\$8,600	C	
Traffic Topping	7%			2029	* *	5	\$32,200	C	
	Location	n : Bathroon							
			y Flooring With Ab	rasive T					
Vinyl Tile	75%			2029	* *	3	\$103,400	C	

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.

Ass	^ +	#		1	n	7
MOO	Cι	Ħ	-		v	•

Architecture	С	urrent Repair	Futur	e Replacement	M	aintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior								
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *			C	
Ceramic Tile	10%		2034	* *	5	\$54,100	C	
Concrete Masonry Unit	10%		LIFE	* *	5	\$21,700	C	
Glass: Single Pane	5%		LIFE	* *	5	\$20,300	C	
Gypsum Board	35%		LIFE	* *	5	\$113,700	C	
Gypsum Board	35%		LIFE	* *	5	\$113,700	C	
	Location : A Explanation	vation, Extent : Severe, Are All Floors With The Except n : 1/2 Of Almost Every Gy Horizontal Impact Strip Pr	ion Of To osum Boo	he Basement And I				
Ceilings								
AcousTileSusp.Lay-In	75%		2038	* *	5	\$275,600	В	
Exposed Concrete	5%		LIFE	* *	5	\$2,900	В	
	Other Observation, Extent : Severe, Area Affected : 100% Location : Basement. Explanation : Large Extent Of This Clg. Is Located In He Basement.							
Gypsum Board	10%		LIFE	* *	5	\$45,900	В	
Metal Panel	10%		LIFE	* *	5	\$45,900	В	
	Other Observation, Extent: Severe, Area Affected: 100% Location: Penthouse Ceiling. Explanation: Corrugated Decking Over Steel Framing.							

ectrical	Current Repa	ir Futur	e Replacement	М	aintenance		
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2047	* *	5	\$1,100	В	
	Other Observation, Exten Location : Electrical Ro	. 50	cted : 100%				
	Explanation: 2-4000 A	nperes Main Service Sv	vitches.				
Transformers							
Dry Type	100%	2038	* *	5	\$900	В	
7 7 1	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Basement						
	Explanation: One 500	Kva And Two 225 Kva.					
Switchgear / Switchboard							
Fused Disc Sw	50%	2047	* *	5	\$600	В	
Molded Case Bkrs	50%	2047	* *	5	\$3,300	В	
Raceway							
Conduit	100%	2047	* *	1		В	
Panelboards							
Fused Disc Sw	30%	2043	* *	5	\$1,700	В	
Molded Case Bkrs	70%	2043	* *	5	\$4,600	В	
Wiring							
Thermoplastic	100%	2047	* *	1		В	

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 107

Electrical	Current Repair	Future Rep	olacement	M	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts		•				•		
Motor Controllers								
Locally Mounted	50%	2038	**	5	\$800	В		
	Variable Speed Drives, Extent : Location : Mechanical Rooms	==	ted : 100%					
Locally Mounted	50%	2038	* *	5	\$800	В		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$3,600	В		
	Other Observation, Extent : Mo Location : Water Meter Room		100%					
	Explanation: Connected To M	1ain Water Pipe.						
Stand-by Power								
Transfer Switches								
Automatic	90%	2038	* *	1	\$68,200	В		
Manual	10%	2047	* *	5	\$100	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Near Winthrop En							
	Explanation : Outside Of Buil	ding						
Generators								
Diesel	100%	2034	* *	1	\$95,100	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Outside The Buildi	_						
	Explanation : 1750 Kw Gense	t.						
Batteries								
Nickel Cadmium	100%	2016	\$700	5	\$54,800	В		
Fuel Storage								
Main Tank	100%	2056	* *	5	\$7,300	В		
	Other Observation, Extent : Mo	derate, Area Affected :	100%					
	Location : Outside							
	Explanation: Tank Maximum	Capacity Is 10,000 Ga	allons					
Lighting								
Interior Lighting	0004	2020	de de	10	4400 200			
Fluorescent	80%	2029	**	10	\$180,200	В		
	Other Observation, Extent : Mo		100%					
	Location : Throughout The Bu	ulding						
	Explanation: T-8 Lamps							
Fluorescent	19%	2029	* *	10	\$42,800	В		
	Other Observation, Extent : Mo		100%					
	Location: 1st Floor And Upp							
	Explanation: Compact Fluor	*						
Fluorescent	1%	2021	\$15,200	10	\$2,300	В		
	Other Observation, Extent : Mo	derate, Area Affected .	100%					
	Location: Elevators							
	Explanation: T-12 Lamps							

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

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

Asset #: 107

Electrical	Current Repair	Future Replac	cement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Egress Lighting									
Emergency, Battery	10%	2029	* *	10	\$5,900	В			
	Other Observation, Extent : Mod	lerate, Area Affected : 10	00%						
	Location: Basement, Penthous	Location: Basement, Penthouse							
	Explanation : Baterry Pack En Mechanical Rooms Only	nergency Lights Are Pres	ent In The	Electrica	al And				
Exit, Service	90%	2029	* *	1		В			
Exterior Lighting									
Fluorescent	100%	2029	* *	10	\$22,500	В			
	Other Observation, Extent: Mod	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof								
	Explanation: Compact Fluore	scent Lamps							
Alarm									
Security System									
Generic	100%	2029	* *	1	\$91,900	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Throughout The Bu	ilding							
	Explanation: Cctv-surveillanc	e Camera And Intrusion	Alarm Sys	tem Are	Both Functional.				
Fire/Smoke Detection									
Generic	100%	2029	* *	1-3	\$151,600	В			
	Other Observation, Extent: Mod	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The But	ilding							
	Explanation : Fire Alarm Syste	em Is Functional							

Mechanical	Current Repair	Futur	re Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating								
Energy Source								
Campus Steam	100%	2047	* *	1		В		
	Other Observation, Extent : Light, Ared	ı Affected	! : 100%					
	Location: Basement Mechanical Roc	m						
	Explanation: High Press Steam From Storage	i Hospita	l Steam Plant. Due	el Fuel W	ith 36,000 Gallon			
Conversion Equipment								
Heat Exchanger	40%	2034	* *	1	\$48,700	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basment Mechanical Room							
	Explanation: (2) Low Press Steam To Coils And Terminal Units	Heating (Hot Water Heat E	xchangei	rs For Reheat			
Pres. Reducing Valve/LP	60%	2034	* *	5	\$8,800	В		
Steam								
I	Recent Installation, Extent : Light, Area	a Affectea	l : 50%					
	Location: Basement And Ph Mechan	ical Roon	ns, Lps To All Ahu'	s Heating	g Coil			
	Other Observation, Extent : Light, Area		=					
	Location : Basement Mechanical Roc							
	Explanation: Hps, Press Reducing St	ation Tak	kes 150 Psi To Mps	50 Psi T	To Lps 10 Psi			

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.

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

Asset #: 107

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution	250/			2042	* *	4	¢4.500	D	
Hot Wtr Piping/Pump	25% Other Ob		Extent : Light, Area	2043		4	\$4,500	В	
		n : Various	zieni . Ligni, Areu	Ајјестей	. 100/0				
			Piping To All Rehea	t Coils A	nd Terminal Units	s (cab Hti	, Unit Htr, Etc)		
Steam Piping/Pump	75%			2047	* *	4	\$13,600	В	
			Extent : Light, Area						
	Location	n : Basemer	nt And Pent House	Mechani	cal Rooms For Ht	g Coils A	t All Ahu's		
Terminal Devices									
Air Handler	60%			2029	* *	1	\$91,200	В	
			Extent : Light, Area		: 100%				
			Throughout The Bu	_		10.11.1.	1761		
			at Coils Serving Al		it Volume System; **				
Convector/Radiator	20%			2038	* *	1	\$15,900	В	
Unit Heater-Stm/HW	20%	1		2029	* *	4	\$4,500	В	
Air Conditioning									
Energy Source Electricity	100%			2043	* *	1		В	
Conversion Equipment	10070	l		2043		1		ъ	
Centrifugal, Elec Chille	r 95%			2034	* *	1	\$252,700	В	
Continugui, Elec Cinne			Extent : Light, Area		: 100%	-	\$25 2 ,700	D	
			nt Mechanical Room						
	Explana	tion : (3) C	hillers, 500 Tons E	ach; R13	34a				
Int Pkg Unit - Cooling	5%			2025	* *	2	\$800	В	
0	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	n : 7 Floors	/2 Closets/floor						
	Explana	tion : Data	Comm Closets Dx	System 1	00% Back-up; (1)	for Emer	rg Gen room		
Distribution									
Chilled Wtr Pipe/Pump	60%			2047	* *	4	\$10,900	В	
			Extent : Light, Area		: 100%				
			nt Mechanical Room	n					
D . 1 /D:00		tion : Vfd		T TEE	* *		Ф107 000		
Ductwork/Diffusers	40%			LIFE	* *	2	\$127,800	В	
Terminal Devices	5 0/			2020	* *	1		D	
Direct Expansion Air Handler/Cool/Ht	5% 95%			2029 2029	* *	1 1	\$144,500	B B	
All Halldlef/Cool/Ht			Extent : Light Area			1	\$144,500	Ь	
	Other Observation, Extent: Light, Area Affected: 100% Location: Basement/penthouse Mechanical Roooms								
			tant Volume With I						
Heat Rejection	T			, -					
Evap Condenser	5%			2029	* *	2	\$8,600	В	
Water Cool Tower	95%			2025	* *	2	\$234,800	В	
			Extent : Light, Area		: 100%				
	Location	n:Roof							
	Explana	<u>ıtion : C</u> ool	ing Tower Vfd; 3 C	<u>onde</u> nser	r Pumps, 1 Back-u	p; Sand I	Filter		

Ventilation

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.

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

Asset #: 107

lechanical	Current Repair	Future R	eplacement	M	Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod	
entilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$136,900	В	
Exhaust Fans						_	
Interior	5%	2029	* *	2	\$400	В	
	Other Observation, Extent : Light, Ar		00%				
	Location: Basement Mechanical Re						
	Explanation: Dedicated Ventilation						
Roof	95%	2029	* *	2	\$7,200	В	
umbing							
H/C Water Piping	1000/	20.45	ata ata				
Brass/Copper	100%	2047	**	1		В	
	Other Observation, Extent: Light, Ar	ea Affected : I	00%				
	Location: Basement						
	Explanation: Duplex Booster Pump	os With Clayto	n Valves				
Water Heater	4000		* -=	_	** - 00	_	
Gas Fired	100%	2020	\$67,900	2	\$3,700	В	
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Basement Mechanical Room						
	Explanation: (3) Heaters Are Not F	Fully Utilized;	Could Use Hps	Heat Exe	changer As More		
G : D: :	Effic Option						
Sanitary Piping	1000/	LIEE	* *	1		ъ	
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping	1000/	LIDE	ماد ماد			ъ	
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)	7 00/	2020	ata ata		Φ=00	-	
Rigid Piping	50%	2029	**	4	\$700	В	
Submersible	50%	2016	\$3,300	4	\$1,000	В	
	Other Observation, Extent : Light, Ar		00%				
	Location : Basement Mechanical Re						
	Explanation: (1) For Basement San	iitary & Floor	Drain				
Sewage Ejector(s)							
Electric	100%	2029	* *	4	\$1,300	В	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement Mechanical Room						
	Explanation : Dual Unit, Lead/lag						
Backflow Preventer							
Generic	50%	2029	* *	1	\$7,600	В	
	Other Observation, Extent: Light, Ar	ea Affected : 1	00%				
	Location: Basement						
	Explanation: 2 Independent Source	es Of Water Fo	r Fire Suppress	ion			
Generic	50%	2029	* *	1	\$7,600	В	
	Other Observation, Extent : Light, Ar	ea Affected : 1	00%				
	Location: Basement						
	Explanation: 2 Independent Source	es Of Building	Domestic Water	r			
Fixtures							
Generic	100%					В	
ertical Transport							

Vertical Transport

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER

Mechanical	echanical Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *			C		
	Other Observation, Extent : Li	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout							
	Explanation : 6 Serve 1 To 7							
	1 Serves B To R							
	1 Serves B To 6							
	8 Total							
Fire Suppression								
Standpipe								
Generic	100%	2041	* *	1-5	\$124,000	В		
Sprinkler								
Generic	100%	2041	* *	1-2	\$68,900	В		
Fire Pump								
Generic	100%	2030	* *	1	\$45,900	В		

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 15-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,7,5,11,p

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$1,714,400	\$276,800		
Interior Architecture	\$591,000	\$151,200		
Electrical	\$640,400	\$1,487,500		
Mechanical	\$1,230,100	\$2,151,300		
Total	\$4,175,900	\$4,066,700		
Priority A	\$1,714,400	\$276,800		
Priority B	\$1,870,500	\$3,734,800		
Priority C	\$591,000	\$55,100		
Total	\$4,175,900	\$4,066,700		

Total	\$402,200	\$93,000	\$178,200	\$118,000
Total	\$402,200	\$93,000	\$178,200	\$118,000
Total	\$402,200	\$93,000	\$178,200	\$118,000
Total	\$402.200	\$03,000	\$178 200	\$118,000
<u> </u>	4.2,100	Ψ.υ,	Ψ.Ε,σσ	Ψ.υ,.οο
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Mechanical	\$15,400	\$15,600	\$55,900	\$18,600
Electrical	\$33,100	\$34,000	\$72,000	\$38,100
Interior Architecture	\$206,200		\$6,900	\$16,500
			Φ. σ. ο ο ο	
Exterior Architecture	\$104,100			\$1,300
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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)

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Masonry: Brick	80%		LIFE	* *	5	\$81,800	A
Masonry: Brick	13% Now Jnt Mortar Miss/Erc Location: Penthol Spalling Extent: M	ise			5	\$13,300	A
	Spalling, Extent : Moderate, Area Affected : 30% Location : Penthouse						
	Worn/Eroded, Exten Location : Penthol	t : Moderate, Area	Affected	: 30%			
Masonry: Granite	2% Now Jnt Mortar Miss/Ero Location: Fast Fo	\$57,500 od, Extent : Moderat cade At Retaining V		* * Affected : 10%	5	\$1,500	A
	Water Penetration, I	_	Area Affe	cted : 10%			
Metal Panel	5% Now Staining/Discoloring Location: Through		2032 e, Area Ą	* * ffected : 25%	5	\$9,600	A
	Other Observation, Location: Through	hout		ected : 100%			
Windows	Explanation . Thes	se Are Actually Lead	i Funeis				
Aluminum	10%		2038	* *	5	\$2,700	A
Bronze/Brass	3%		2030	* *	5	\$5,000	A
Steel	5% 0-2	\$81,600	2047	* *	5	\$8,400	A
Steel	Corrosion/Rusting, Location: Penthol	Extent : Moderate, A		ected : 25%	J	φο, 100	
	Deteriorated Finish, Location: Penthol		Area Af	fected : 25%			
Wood	82% Now Air Infiltration, Exte Location : Through		2047 a Affected	* * l : 25%	5	\$109,800	A
	Broken/Missing Elen Location : Through		lerate, Ar	rea Affected : 20%			
	Deteriorated Finish, Location : Through	hout					
	Dry Rot/Decay, Exte	hout					
	Split/Cracked, Extendation : Through		Affected	: 50%			

^{**} 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

Architecture	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets Masonry: Brick	60% Now Jnt Mortar Miss/Erod Location: Through Spalling, Extent: Lig Location: Through	out ht, Area Affected :		* * ted : 25%	5	\$6,600	A
Masonry: Limestone	10% Now Jnt Mortar Miss/Erod Location: Coping	\$27,300 d, Extent : Moderat	LIFE te, Area A	* * Affected : 25%	5	\$1,400	A
Metal Rail	30% 0-2 Corrosion/Rusting, E Location : 9th Floo Deteriorated Finish, Location : 9th Floo	r Terraces Extent : Moderate,			5	\$23,300	A
Roof Built-Up (BUR)	10% 0-2	\$33,400	2032	* *			A
	Blisters, Extent: Mod Location: Lower Ro Debris Present, Exten Location: Lower Ro Worn/Eroded, Extent Location: Lower Ro	oof nt : Moderate, Ared oof : Moderate, Area	a Affected	d : 20%			
Clay Tile	48% Now Broken/Missing Elen Location : Penthou Worn/Eroded, Extent Location : Penthou	se : Moderate, Area					A
Copper/Terne	2% Now Punct/Tear/Impact D Location : Through	-	2037 ght, Area	* * 1 Affected : 10%			A
IRMA/Protected Membrane	10% Now Punct/Tear/Impact D Location : Through	· ·	2022 ght, Area	\$71,800 a Affected : 10%			A
Traffic Topping	30% Now Blisters, Extent: Mod Location: Through Cracking/Crumbling, Location: 9th Floo Loose/Delam Surface Location: Through	\$127,700 derate, Area Affect out 9th Floor Terr Extent : Severe, A r Terraces c, Extent : Moderat out 9th Floor Terr	ace Roof rea Affec e, Area A ace Roof	s Along The East, S sted : 50% Affected : 45% s Along The East, S		Ü	A
	Worn/Eroded, Extent Location: Through	: Moderate, Area	Affected	: 50%			

Interior

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

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)

Asset #: 106

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior	•							•
Floors								
Carpet	10%		\$27,100	2015	\$135,700	3	\$33,000	C
		•	amage, Extent : Se	vere, Are	ea Affected : 30%			
	Location	ı : Through	out					
Cast in Place Concrete	5%			LIFE	* *	5	\$24,100	С
Ceramic Tile	3%			2025	* *	5	\$6,600	C
Quarry Tile	5%			2035	* *	5	\$16,500	C
Terrazzo	32%			LIFE	* *	5	\$55,100	C
Vinyl Tile	20%	Now	\$43,800	2027	* *	3	\$16,500	C
·	Punct/Tea	ır/Impact D	amage, Extent : Mo	oderate,	Area Affected : 20	%		
	Location	ı: Through	out 12x12 Tiles					
Vinyl Tile	25%			2017	\$547,200	3	\$20,700	С
			xtent : Light, Area			-	+,	
		ı : Through	_	33				
		tion : 9x9 T						
Interior Walls								
Ceramic Tile	5%			2025	* *	5	\$2,000	C
Metal Panel	5%			LIFE	* *			C
Plaster	55%			LIFE	* *	5	\$6,700	C
Plaster	10%	Now	\$7,800	LIFE	* *	5	\$1,200	C
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	ı : Stair To	Upper Roof					
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 20%			
	Location	ı : Stair To	Upper Roof					
SGFT/Glazed Masonry	20%			LIFE	* *			С
Wood	5%			LIFE	* *	5	\$8,100	Č
Ceilings							ψο,100	
AcousTileSusp.Lay-In	15%	Now	\$22,900	2027	* *	5	\$16,500	В
ricous riicouspi. Lay in			ents, Extent : Ligh		ffected : 10%	J	Ψ10,200	D
		ı : Through	_					
Exposed Concrete	15%			LIFE	* *	5	\$5,100	В
Plaster	70%			LIFE	* *	5	\$96,100	В
1 105101	70%			гил	<u> </u>	3	ψ 7 0,100	ע

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts		•					
Service Equipment							
Molded Case Bkrs	100%	2022	\$63,700	5	\$4,800	В	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation: One 2000 Amps Main	Disconnec	et Switch				
Switchgear / Switchboard							
Fused Disc Sw	50%	2022	\$108,700	5	\$400	В	
Molded Case Bkrs	50%	2022	\$108,700	5	\$2,400	В	

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

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

Page: 327

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)

Asset #: 106

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway	1000/	2022	#200 600	4		ъ.
Conduit	100%	2022	\$280,600	1		В
Panelboards Molded Case Bkrs	000/	2021	\$254.200	_	¢4.200	D
Molded Case Bkrs Molded Case Bkrs	90% 10%	2021 2030	\$254,200	5 5	\$4,300 \$500	B B
Wiring Wiring	10%	2030		3	\$300	D
Braided Cloth	70% 2-4	\$222,200 2047	* *	1		В
Braided Crour	Insulation Aged, Extent : Location : Throughout		ed : 100%	1		Б
Thermoplastic	30%	2032	* *	1		В
Motor Controllers						
Locally Mounted	80%	2020	\$96,600	5	\$1,000	В
Locally Mounted	20%	2027	* *	5	\$200	В
Ground						
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches	1000/	2025	* *		Φ.Σ. 200	ъ.
Automatic	100%	2035	* *	1	\$55,300	В
Generators	100%	2031	* *	1	¢c0 400	В
Diesel	Other Observation, Exten Location : Generator Re	t : Moderate, Area Affe		1	\$69,400	Б
	Explanation: 150 Kw K	ato Light Genset				
Batteries						
Lead/Acid	100%	2016	\$700	5	\$6,600	В
Fuel Storage	500 /	2020	ale ale	-	ф1 2.7 00	ъ.
Day Tank	50% Other Observation, Exten	oom	* * ected : 50%	5	\$13,700	В
M . T. 1	Explanation : One 150	2050	* *		Ф2 200	
Main Tank	50% Other Observation, Exten Location: Basement	t : Moderate, Area Affe		5	\$2,200	В
Lighting	Explanation : One 7000	Gais				
Interior Lighting						
Fluorescent	40%	2017	\$364,100	10	\$54,000	В
Thoreseem	Other Observation, Exten Location: Throughout I Explanation: Using T1.	t : Moderate, Area Affe The Building		10	ψ34,000	Б
Fluorescent	55%	2022	\$500,700	10	\$74,300	В
A radio social	Other Observation, Exten Location : Throughout	t : Moderate, Area Affe		10	Ψ11,500	٥
ШЪ	Explanation: Using T8		¢10.000	10	\$100	D
HID	2%	2017	\$12,800	10	\$100	В
Incandescent	3%	2017	\$27,300	2	\$100	В

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

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	10%			2022	\$6,400	10	\$3,600	В
Exit, Service	40%			2022	\$10,200	1		В
Exit, Service	50%			2022	\$12,700	1		В
Alarm								
Security System								
No Component	20%							D
Generic	80%			2027	* *	1	\$53,600	В
Fire/Smoke Detection			•	•	•	•	•	
Generic	100%			2027	* *	1-3	\$113,900	В

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Heating									
Energy Source									
Campus Steam	100%			2032	* *	1		В	
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2025	* *	5	\$8,800	В	
Steam									
Distribution									
Steam Piping/Pump	100%			2032	* *	4	\$10,900	В	
Terminal Devices									
Air Handler	20%			2017	\$188,700	1	\$18,200	В	
Convector/Radiator	80%			2020	\$1,322,100	1	\$38,100	В	
Air Conditioning									
Energy Source									
Electricity	100%			2030	* *	1		В	
Conversion Equipment									
Int Pkg Unit -	20%			2016	\$697,000	2	\$1,800	В	
Heating/Cooling									
Window/Wall Unit	60%			2020	\$215,800	1		В	
No Component	20%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%		\$151,000	LIFE	* *	2-5	\$82,100	В	
	Not in Ser Location		t : Severe, Area Aff	ected : 1	00%				
Exhaust Fans									
Interior	100%			2017	\$193,400	2	\$4,500	В	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2020	\$522,600	1		В	
HW Heat Exchanger									
Low Temp	100%			2022	\$54,300	4	\$14,600	В	
Sanitary Piping	· · · · · · · · · · · · · · · · · · ·								
Cast Iron	100%			LIFE	* *	1		В	

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 T - NURSES HOME (SENIOR)

Mechanical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2017	\$10,800	4	\$1,300	В
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2030	* *	1	\$9,100	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light,	Area Affected: 10	00%			
	Location : 1-11, B-11					
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$74,400	В
Sprinkler						
No Component	70%					D
Generic	30%	2042	* *	1-2	\$12,400	В

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.

Page: 330

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Address : 577 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 72,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 16-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$959,000	\$572,100
Interior Architecture	\$350,700	\$190,000
Electrical	\$272,900	\$1,855,000
Mechanical		\$593,700
Total	\$1,582,600	\$3,210,700
Priority A	\$959,000	\$572,100
Priority B	\$437,700	\$2,448,600
Priority C	\$185,900	\$190,000
Total	\$1,582,600	\$3,210,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$14,700		\$7,000	
Interior Architecture	\$6,500			\$600
Electrical	\$10,700	\$11,100	\$68,100	\$6,900
Mechanical	\$16,900	\$6,800	\$16,300	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,800	\$21,800	\$95,300	\$26,000
Priority A	\$14,700		\$7,000	
Priority B	\$33,300	\$21,800	\$88,300	\$25,400
Priority C	\$4,800			\$600
Total	\$52,800	\$21,800	\$95,300	\$26,000



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

rchitecture	Current Repair		Futur	Future Replacement		Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
kterior										
Exterior Walls						_				
Concrete Masonry Unit	15%		4.22.400	LIFE	* *	5	\$7,100	A		
Masonry: Brick	80%		\$423,400	LIFE	**	5	\$60,400	Α		
			d, Extent : Moderai	te, Area A	Affected: 25%					
		Location: Chimney Throughout								
	_	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : South Facade								
				CC 4 - 1 .	100/					
			nt : Severe, Area A , South Facade	ујестеа :	10%					
			, Souin Facade							
Metal Coiling Doors	5%			2027	* *	5	\$11,800	A		
Windows	5 0/			2025	ماد ماد	10	Φ 7 00			
Metal Louvers	5%		φ1 27 (00	2025	* *	10	\$700	A		
Steel	95%		\$127,600	2047	**	5	\$13,100	A		
	-		it : Moderate, Area	ı Affectea	l : 50%					
		ı : Through		4	1 550/					
		_	xtent : Moderate, A	Area Affe	cted : 55%					
		ı: Through			1.00					
	_		ked, Extent : Mode	erate, Are	ea Affected : 15%					
	Location	ı : Through	оит							
Parapets	1.50/	NT	Φζ 000	LIEE	* *	~	Φ7.000			
Concrete Masonry Unit	15%		\$6,900	LIFE		5	\$5,000	A		
			Extent : Light, Are	еа Ајјест	ea : 10%					
		ı : Through								
Masonry: Brick	75%		\$305,700	LIFE	**	5	\$22,000	A		
			d, Extent : Moderai	te, Area A	Affected: 25%					
		ı : Through								
			Extent : Moderate,	Area Afj	ected : 10%					
		ı: Through								
			: Moderate, Area	Affected .	: 20%					
	Location	ı : Through	out							
Masonry: Limestone	3%	Now	\$5,500	LIFE	* *	5	\$1,100	A		
	Jnt Morta	r Miss/Eroc	l, Extent : Moderai	te, Area A	Affected : 20%					
	Location	ı : Coping								
	Caulking	Deteriorate	d, Extent : Modera	ite, Area	Affected : 25%					
	Location	ı : Coping								
Metal Panel	2%			2042	* *	5	\$2,300	A		
Metal Rail	5%	Now	\$1,600	2027	* *	5	\$10,400	A		
	Corrosion	/Rusting, E	xtent : Light, Area	Affected	: 10%		•			
		ı : Through								

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

Asset #: 109

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Roof								
Single Ply Membrane	100% Now	\$102,300	2022	\$511,600			A	
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location: Throughout							
	Seams Open/Split, Extent: Moderate, Area Affected: 15%							
	Location: Throughout							
	Water Penetration, Extent: Moderate, Area Affected: 5%							
· ·	Location : First Floo	r						
nterior Floors								
Cast in Place Concrete	90% Now	\$137,900	LIFE	* *	5	\$190,000	С	
Cust in 1 face Concrete	Cracking/Crumbling, I			fected · 15%	3	Ψ170,000	C	
	Location: Throughou		, 117 ca 119,	, cerea : 1370				
Terrazzo	5%		LIFE	* *	5	\$3,800	C	
Vinyl Tile	5% Now	\$4,800	2017	\$47,900	3	\$1,800	C	
, , , , , , , , , , , , , , , , , , ,	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location: Throughout							
Interior Walls								
Gypsum Board	10%		LIFE	* *	5	\$6,200	C	
Masonry: Brick	80%		LIFE	* *			C	
Plaster	10%		LIFE	* *	5	\$3,100	C	
Ceilings								
AcousTileSusp.Lay-In	5% Now	\$1,700	2027	* *	5	\$2,400	В	
	Cracking/Crumbling, I	_	ea Affecte	d : 10%				
	Location : Throughou	ut						
Exposed Concrete	85% Now	\$164,800	LIFE	* *	5	\$12,800	В	
	Cracking/Crumbling, H		, Area Af	fected : 10%				
	Location: First Floo	r						
Exposed Struc: Steel	10%		LIFE	* *			В	

lectrical	Current Repair	Future	Replacement	Maintenance			
rstem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ider 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2022	\$3,200	5	\$300	В	
	Other Observation, Extent: Moder	ate, Area Affed	eted : 100%				
	Location : Electrical Room						
	Explanation: Three 2000 Amps M	Aain Disconne	ct Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2022	\$542,600	5	\$1,600	В	
Raceway							
Conduit	100%	2022	\$478,600	1		В	

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

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

Asset #: 109

Current Repair	Future	Replacement	M	aintenance				
% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
5%	2021	\$2,800	5	\$100	В			
75%	2021	\$42,400	5	\$1,200	В			
20%	2030	* *	5	\$300	В			
80%	2022	\$66,600	1		В			
20%	2032	* *	1		В			
		\$4,400	5	\$100	В			
80%	2020	\$145,800	5	\$1,300	В			
					_			
100%					D			
1000/	2020	ф11 2 00	1	¢10.200	D			
100%	2020	\$11,300	1	\$18,300	В			
1000/	2010	¢7.6.500	1	¢22.000	D			
			1	\$22,900	В			
	gni, Area Ajjeciea	. 10070						
Explanation : Two 570 KW								
100%	2015	\$700	5	\$2,200	В			
100,0		Ψ, σσ		Ψ2,200				
50%	2021	\$2,800	5	\$6,000	В			
Location: Generator Room								
Explanation: Two 75 Gals. I	Each							
50%	2025	* *	5	\$1,000	В			
				. , , ,				
15%	2022	\$65,100	10	\$8,900	В			
Other Observation, Extent : M	oderate, Area Affec	cted : 100%						
Location: Corridors								
Explanation: Using T-12 La	mps							
10%	2022	\$43,400	10	\$5,900	В			
Other Observation, Extent : M	oderate, Area Affec	cted : 10%						
Location: Throughout								
Explanation: Using T-8 Lan	ıps							
70%	2017	\$196,400	10	\$1,500	В			
	2017	\$21,700	2	\$100	В			
5%	2017	Ψ21,700	_	Ψ100	D			
5%	2017	Ψ21,700		Ψ100				
5%	2017	\$5,600	1	Ψ100	В			
				Ψ100				
50%	2017	\$5,600	1	\$100	В			
	5% 75% 20% 80% 20% 100% 100% 100% 100% 100% Other Observation, Extent: Li Location: Generator Room Explanation: Two 570 Kw 100% 50% Other Observation, Extent: M Location: Generator Room Explanation: Two 75 Gals. Is 50% Other Observation, Extent: M Location: Corridors Explanation: Using T-12 La 10% Other Observation, Extent: M Location: Corridors Explanation: Using T-12 La 10% Other Observation, Extent: M Location: Throughout Explanation: Using T-8 Lan	Nof Total Fail Date Estimated Cost Year FY	Note Fail Date Estimated Cost Year Estimated Cost Total Years Estimated Cost FY	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	Setimated Cost Fail Date Cycle (Years) Estimated Cost FY Estimated Cost Cycle (Years) Estimated Cost FY Estimated Cost Cycle (Years) Estimated Cost Cycle Cy			

Lightning Protection

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.

Asset #: 109

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection							
Arresters/Cabling							
Generic	100%		2025	* *	5	\$1,500	В
Alarm							
Security System							
No Component	50%						D
Generic	50%		2022	\$106,400	1	\$11,100	В
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2022	\$364,100	1-3	\$18,300	В

Mechanical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2042	* *	1		В
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Tank Far	m					
	Explanation: 225,00	00 Gal. #6					
Conversion Equipment							
Steam Boiler	100% Other Observation, Ex Location : Ground F		2027 Affected	* *	1	\$63,900	В
	Explanation: 5 High	n Pressure Steam E	Boilers				
Distribution							
Steam Piping/Pump	100%		2042	* *	4	\$3,200	В
Terminal Devices Unit Heater-Stm/HW	100%		2022	\$495,000	4	\$5,900	В
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment Int Pkg Unit - Cooling	10%		2023	\$98,700	2	\$400	В
No Component	90%						D
Heat Rejection	1000/		2027	* *	2	644000	ъ
Air Condenser Unit	100%		2027	* *	2	\$44,900	В
Ventilation Exhaust Fans							
Roof	100%		2027	* *	2	\$2,000	В
Plumbing	100%		2027			\$2,000	ь
H/C Water Piping							
Galv Iron/Steel	100%		2027	* *	1		В
HW Heat Exchanger Low Temp	100%		2042	* *	4	\$6,400	В
	100%		2042		4	\$0,400	а
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Note: All component repairs \$ estin		and ano not occalat		antial future inflation			ט

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2027	* *	4	\$2,000	В
Backflow Preventer							
Generic	100%		2027	* *	1	\$4,000	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, E	Other Observation, Extent: Light, Area Affected: 100%					
	Location: B-1						
	Explanation : One I	Freight Unit					

Page: 336

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 16-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 4829 Lot : 1 BIN : 3327713

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture		\$1,020,400		
Interior Architecture		\$521,800		
Electrical		\$200,700		
Mechanical	\$28,700	\$54,200		
Total	\$28,700	\$1,797,100		
Priority A		\$1,020,400		
Priority B	\$28,700	\$574,100		
Priority C		\$202,600		
Total	\$28.700	\$1,797,100		

Total	\$159,700	\$181,100	\$129,700	\$226,700
Priority C	\$45,000	\$8,200		\$36,800
Priority B	\$114,600	\$173,000	\$129,700	\$163,000
Priority A				\$26,800
Total	\$159,700	\$181,100	\$129,700	\$226,700
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Mechanical	\$42,800	\$105,200	\$52,400	\$89,000
Electrical	\$37,300	\$33,200	\$42,800	\$39,500
Interior Architecture	\$45,000	\$8,200		\$36,800
Exterior Architecture				\$26,800
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 13893

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Sect. OHD	2%			2039	* *	5	\$11,200	A
Pre-Cast Concrete	85%			LIFE	* *	5	\$494,300	A
Stucco Cement	5%			2039	* *	5	\$22,400	A
Window Wall	8%			2048	* *	5	\$53,700	A
Windows								
Aluminum	97%			2044	* *	5		A
Metal Louvers	3%			2035	* *	10		A
Parapets								
Metal Rail	95%			2039	* *	5-10	\$399,100	A
Stucco Cement	5%			2039	* *	5	\$3,000	A
Roof								
Built-Up (BUR)	100%			2030	* *	10	\$127,000	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$35,800	C
Ceramic Tile	5%			2035	* *	5	\$16,400	C
Vinyl Tile	90%			2030	* *	3	\$147,300	C
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$16,300	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,500	C
Glass: Single Pane	5%			LIFE	* *	5	\$12,300	C
Gypsum Board	85%			LIFE	* *	5	\$166,700	C
Ceilings								
AcousTileSusp.Lay-In	85%			2039	* *	5	\$278,300	В
Exposed Concrete	5%			LIFE	* *	5	\$2,600	В
Gypsum Board	10%			LIFE	* *	5	\$40,900	В

Electrical	Current Repair	Future Ro	eplacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$1,000	В
	Other Observation, Extent : Moderat	te, Area Affectea	l : 100%			
	Location: Electrical Room					
	Explanation: Two 4000 Amps Mai	n Disconnect Sw	vitch			
Transformers						
Dry Type	100%	2039	* *	5	\$800	В
	Other Observation, Extent : Moderat	te, Area Affectea	l : 100%			
	Location : Elecrical Room					
	Explanation: Two 300 Kva					
Switchgear / Switchboard						
Fused Disc Sw	50%	2048	* *	5	\$500	В
Molded Case Bkrs	50%	2048	* *	5	\$2,900	В

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.

Asset #: 13893

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway	4.00		• • • •				_
Conduit	100%		2048	* *	1		В
Panelboards	5 0/		2011	* *	_	φ.σ.ο.ο	
Fused Disc Sw	5%		2044	* *	5	\$300	В
Molded Case Bkrs	95%		2044		5	\$5,500	В
Wiring Thermoplastic	100%		2048	* *	1		В
Motor Controllers	100%		2046		1		ь
Locally Mounted	10%		2039	* *	5	\$100	В
Motor Control Center	90%		2039	* *	5	\$5,400	В
Ground	7070		2037			Ψ3,400	ь
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,200	В
Stand-by Power						+-,	
Transfer Switches							
Automatic	100%		2039	* *	1	\$67,500	В
Generators						•	
Diesel	100%		2035	* *	1	\$84,700	В
	Other Observation	on, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Gen	erator Room					
	Explanation : (One 1000 Kw					
Batteries							
Lead/Acid	100%		2017	\$700	5	\$8,100	В
Fuel Storage							
Day Tank	50%		2044	* *	5	\$20,300	В
		on, Extent : Moderate, A	Area Affe	cted : 50%			
	Location : Gen						
		One 60 Gallon Tank					
Main Tank	50%		2057	* *	5	\$3,200	В
		on, Extent : Moderate, A	Area Affe	cted : 50%			
	Location : Base						
	Explanation : (One 3000 Gallon Tank					
Lighting							
Interior Lighting	0.007		2020	* *	10	Φ100 c00	ъ
Fluorescent	90%	Fut and a Madamata	2030		10	\$180,600	В
		on, Extent : Moderate, A	Агеа Ајје	стеа : 100%			
		oughout The Building					
-		Using T-8 Lamps	2020	* *	10	#20.100	
Fluorescent	10%	F	2030		10	\$20,100	В
		on, Extent : Moderate, A	Area Affe	cted : 10%			
	Location: Thre	e e					
Danie I istoie	Explanation : (Using T-5 Lamps					
Egress Lighting	500/		2020	* *	1		D
Emergency, Service	50% 50%		2030	* *	1		В
Exit, LED	50%		2037	* *	1		В
Exterior Lighting	1000/		2020	* *	10	\$700	D
HID	100%		2030	T T	10	\$700	В

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.

Asset #: 13893

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection							
Arresters/Cabling							
Generic	100%		2057	* *	5	\$6,500	В
Alarm							
Security System							
No Component	30%						D
Generic	70%		2030	* *	1	\$57,300	В
Fire/Smoke Detection							
Generic	100%		2030	* *	1-3	\$139,200	В

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2048	* *	1		В
Conversion Equipment								
Heat Exchanger	50%			2035	* *	1	\$54,200	В
Pres. Reducing Valve/LP	50%			2035	* *	5	\$6,500	В
Steam								
Distribution								
Hot Wtr Piping/Pump	50%			2044	* *	4	\$8,100	В
Steam Piping/Pump	50%			2048	* *	4	\$8,100	В
Terminal Devices								
Air Handler	50%			2030	* *	1	\$67,700	В
Convector/Radiator	50%			2039	* *	1	\$35,400	В
Air Conditioning							· · · · · · · · · · · · · · · · · · ·	
Energy Source								
Electricity	100%			2044	* *	1		В
Conversion Equipment								
Reciprocating	100%			2030	* *	1	\$101,500	В
Compr/Chiller							,	
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$16,200	В
Heat Rejection							· · · · · · · · · · · · · · · · · · ·	
Air Condenser Unit	10%			2030	* *	2	\$15,200	В
Water Cool Tower	90%			2026	* *	2	\$198,200	В
Ventilation							,,	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$122,000	В
Exhaust Fans								
Interior	70%			2030	* *	2	\$4,700	В
Roof	30%			2030	* *	2	\$2,000	В
Plumbing	70						+-,-,-	
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		В
HW Heat Exchanger								_
Low Temp	100%			2048	* *	4	\$32,500	В
Note: All component repairs \$ estimat			rs and are not escalar		tential future inflatio	-	Ψ - 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.

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

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

Mechanical	Current Repair	Future Repla	acement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)							
Rigid Piping	100%	2030	* *	4	\$1,300	В	
Sewage Ejector(s)							
Electric	100%	2030	* *	4	\$1,300	В	
Backflow Preventer							
Generic	100%	2030	* *	1	\$13,500	В	
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%	ó				
	Location: Various Locations						
	Explanation: 7 Units						
Fire Suppression							
Standpipe							
Generic	100%	2048	* *	1-5	\$114,600	В	
Sprinkler							
Generic	100%	2048	* *	1-2	\$61,400	В	

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 18-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$457,700
Interior Architecture	\$101,600	\$40,500
Electrical		\$188,600
Mechanical	\$41,200	\$137,200
Total	\$142,700	\$824,000
Priority A		\$457,700
Priority B	\$41,200	\$325,800
Priority C	\$101,600	\$40,500
Total	\$142,700	\$824,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$21,100			\$200
Interior Architecture	\$60,900		\$1,700	\$5,000
Electrical	\$9,600	\$5,400	\$6,900	\$6,100
Mechanical	\$4,500	\$6,900	\$6,000	\$8,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$104,000	\$20,300	\$22,500	\$27,600
Priority A	\$21,100			\$200
Priority B	\$40,500	\$20,300	\$20,800	\$22,500
Priority C	\$42,300		\$1,700	\$5,000
Total	\$104,000	\$20,300	\$22,500	\$27,600



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.

Asset #: 4124

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$36,100	A
Windows								
Aluminum	100%			2038	* *	5	\$300	A
Roof								
IRMA/Protected Membrane	100%	Now	\$21,100	2022	\$421,600			A
		O	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Through	out					
nterior	·							
Floors								
Carpet	10%			2021	\$33,100	3	\$10,700	C
Cast in Place Concrete	25%			LIFE	* *	5	\$29,300	C
Quarry Tile	25%			2035	* *	5	\$20,100	C
Traffic Topping	5%			2027	* *	5	\$3,400	C
Vinyl Tile	35%	Now	\$37,300	2027	* *	3	\$7,000	C
	Adhesion	Failure, Ex	tent : Moderate, Ai	ea Affec	ted : 10%			
	Location	: Basemen	t					
	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Basemen	t					
Interior Walls								
Ceramic Tile	10%		\$29,600	2025	* *	5	\$4,800	C
			tent : Moderate, Ai					
			Equipment Wash D					
			ents, Extent : Mod					
	Location	: Kitchen	Equipment Wash D	own Are	а			
Concrete Masonry Unit	20%			LIFE	* *	5	\$7,700	С
Gypsum Board	70%	Now	\$64,300	LIFE	* *	5	\$40,500	C
	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location	: Through	out					
Ceilings								
AcousTileConcealSpLn	25%	Now	\$5,300	2035	* *	5	\$8,300	В
1		issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%			
		: Through	_	•				
AcousTileSusp.Lay-In	50%			2035	* *	5	\$26,500	В
Exposed Struc: Steel	25%			LIFE	* *	3	Ψ20,300	В
Laposed Silue. Silet	2570			LIII				ע

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

Under 600 Volts

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.

Asset #: 4124

Electrical		Current Repair Future Replacen		e Replacement	ent Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts				•				•
Service Equipment								
Fused Disc Sw	100%			2032	* *	5	\$200	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	ıl Room					
	Explanai Switch	tion : One 4	1000 Amps, One 25	00 Amps	, And One 2000 Ar	nps Main	n Disconnect	
Transformers								
Dry Type	100%			2027	* *	5	\$100	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	* *	5	\$200	В
Raceway								
Conduit	100%			2032	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$1,000	В
Wiring								
Thermoplastic	100%			2032	* *	1		В
Motor Controllers								
Locally Mounted	20%			2027	* *	5		В
Motor Control Center	80%			2027	* *	5	\$800	В
Ground							7000	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
Stand-by Power							·	
Transfer Switches								
Automatic	100%			2027	* *	1	\$11,100	В
Generators							, , - · ·	
Diesel	100%			2025	* *	1	\$13,900	В
216861		ervation. E	Extent : Moderate, A		cted: 100%	-	Ψ12,5 00	
		: Generate		33				
	Explana	tion : One 2	200 Kw					
Batteries								
Lead/Acid	100%			2015	\$700	5	\$1,300	В
Fuel Storage	10070			2015	Ψ,00		Ψ1,500	
Day Tank	50%			2030	* *	5	\$3,300	В
Buy Tunk		ervation E	Extent : Moderate, A		cted : 50%	J	ψ3,500	D
		: Gerator		1.00.11,50				
		tion : One 7						
Main Tank		ion . One	- Janons	2027	* *		¢500	D
Main Tank	50%	amortion E	Extent : Moderate, A	2037		5	\$500	В
		ervanon, E : Basemen		11eu Ајје	стей. 30%			
Lighting	<i>Expiana</i>	ion : One :	500 Gallons					

Lighting

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.

Asset #: 4124

Electrical	Current R	epair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	2%	2022	\$3,800	10	\$700	В
		xtent : Moderate, Area A <u>f</u>	fected : 2%			
	Location : Lobby An	•				
	Explanation: Using	T-5 Lamps				
Fluorescent	98%	2022	\$184,800	10	\$32,200	В
	Other Observation, E.	xtent : Moderate, Area A <u>f</u>	fected : 100%			
	Location: Througho	out The Building				
	Explanation: Using	T-8 Lamps				
Egress Lighting						
Emergency, Service	50%	2022	\$3,100	1		В
Exit, Service	50%	2022	\$3,100	1		В
Exterior Lighting						
HID	100%	2022	\$15,600	10	\$100	В
Lightning Protection						
Arresters/Cabling						
Generic	100%	2037	**	5	\$1,100	В
Alarm						
Security System						
No Component	30%					D
Generic	70%	2027	**	1	\$9,400	В
Fire/Smoke Detection						
Generic	100%	2027	**	1-3	\$22,800	В

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	60%	2032	* *	1		В
	Other Observation, Extent : Light,	Area Affected	: 60%			
	Location: Basement Steam Room	i				
	Explanation : Steam Supplied Fr	om Power Hou	ise			
Natural Gas	40%	2042	* *	1		В
Conversion Equipment						
Furnace	40%	2030	* *	1	\$7,100	В
	Other Observation, Extent : Light,	Area Affected	: 40%			
	Location: Roof					
	Explanation: 2 Roof Top Units					
Pres. Reducing Valve/LP	60%	2031	* *	5	\$1,300	В
Steam						
Distribution						
Hot Wtr Piping/Pump	50%	2038	* *	4	\$900	В
Steam Piping/Pump	10%	2032	* *	4	\$300	В
No Component	40%					D

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.

Asset #: 4124

Mechanical		Current Repair Futu		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices									
Air Handler	50%			2027	* *	1	\$11,100	В	
Convector/Radiator	10%			2035	* *	1	\$1,200	В	
No Component	40%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment									
Int Pkg Unit - Cooling	25%	Now	\$41,200	2020	\$137,200	2	\$400	В	
		oning, Exter 1 : Penthous	nt : Severe, Area A se	ffected :	25%				
Ext Pkg Unit - Cooling	75%			2027	* *	2	\$1,700	В	
Heat Rejection									
Air Condenser Unit	50%			2030	* *	2	\$12,500	В	
No Component	50%						•	D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,000	В	
Exhaust Fans									
Interior	50%			2022	\$23,600	2	\$600	В	
Roof	50%			2030	* *	2	\$600	В	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2032	* *	1		В	
HW Heat Exchanger									
Low Temp	100%			2042	* *	4	\$3,600	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2027	* *	4	\$2,000	В	
Sewage Ejector(s)							+-,		
Electric	100%			2027	* *	4	\$2,000	В	
Backflow Preventer							+-,		
Generic	100%			2027	* *	1	\$2,200	В	
Fixtures	100/0						Ψ2,200		
Generic	100%							В	
Vertical Transport	100/0							<u> </u>	
Elevators									
Geared Traction	100%			LIFE	* *			C	
Geared Traction		ervation F	xtent : Light, Area		: 100%			C	
	Location		moni . Ligin, men	11,,0000	. 100/0				
		i . в-1 tion : 2 Uni	'ts						
Fire Suppression	ьлрини	uon . 2 Oni	113						
Sprinkler									
Generic	100%			2042	* *	1-2	\$10,100	В	
Geliefic	100%			2042		1-2	φ10,100	ע	

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.

Page: 346

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING Asset #: 4124

Page: 347

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 16-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,7,5

Block : 4829 Lot : 1 BIN : 3327715

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$47,100	\$733,100
Interior Architecture	\$127,600	\$373,100
Electrical		\$182,200
Mechanical		\$49,700
Total	\$174,700	\$1,338,200
Priority A	\$47,100	\$733,100
Priority B	\$127,600	\$397,100
Priority C		\$208,000
Total	\$174.700	\$1,338,200

Total	\$234,300	\$192,700	\$248,200	\$245,100
Priority C	\$31,900	\$11,900		\$31,900
Priority B	\$136,400	\$180,800	\$182,800	\$196,600
Priority A	\$66,000		\$65,400	\$16,500
Total	\$234,300	\$192,700	\$248,200	\$245,100
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
Mechanical	\$53,800	\$102,000	\$90,500	\$112,700
Electrical	\$34,200	\$30,500	\$44,000	\$35,600
Interior Architecture	\$31,900	\$11,900		\$31,900
Exterior Architecture	\$66,000		\$65,400	\$16,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 13439

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	5%			2042	* *	5-10	\$79,600	Α
Pre-Cast Concrete	80%			LIFE	* *	5	\$601,700	A
Stucco Cement	10%			2035	* *	5	\$57,900	A
Window Wall	5%			2042	* *	5	\$43,400	A
Windows								
Aluminum	97%			2038	* *	5	\$33,000	A
Metal Louvers	3%			2031	* *	10	\$6,400	Α
Parapets								
Metal Panel	5%			2042	* *	5	\$3,800	A
Metal Rail	15%			2035	* *	5-10	\$52,800	A
Pre-Cast Concrete	60%			LIFE	* *	5	\$73,600	A
Stucco Cement	20%			2035	* *	5	\$10,100	A
Roof								
IRMA/Protected	20%			2027	* *	10	\$13,400	A
Membrane								
IRMA/Protected	10%			2027	* *	10	\$6,700	A
Membrane								
			Extent : Light, Ared	a Affecte	d : 100%			
	Location	ı : Roof Ove	er 7th Floor					
Single Ply Membrane	70%			2027	* *	10	\$47,100	A
Interior								_
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$65,700	C
Ceramic Tile	3%			2031	* *	5	\$9,000	C
Terrazzo	2%			LIFE	* *	5	\$4,700	C
Vinyl Tile	85%			2027	* *	3	\$127,600	C
Interior Walls								_
Ceramic Tile	5%			2031	* *	5	\$14,800	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,900	C
Gypsum Board	80%			LIFE	* *	5	\$142,300	C
Granite Panels	5%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	85%			2035	* *	5	\$255,200	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	10%			LIFE	* *	5	\$37,500	В

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2048 **	5 \$900	В
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: Two 4000 Amps, Two 3	000 Amps & One 2000 Amp	os Main Disconnect Switch	

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.

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Transformers						
Dry Type	100%	2039	* *	5	\$800	В
	Other Observation, Extent: Moderat	e, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Two 500 Kva And Or	112.5 Kva	ı			
Switchgear / Switchboard				_		_
Fused Disc Sw	80%	2048	* *	5	\$700	В
Molded Case Bkrs	20%	2048	* *	5	\$1,100	В
Raceway						
Conduit	100%	2048	* *	1		В
Panelboards						
Fused Disc Sw	5%	2044	* *	5	\$200	В
Molded Case Bkrs	95%	2044	* *	5	\$5,100	В
Wiring						
Thermoplastic	100%	2048	* *	1		В
Motor Controllers						
Locally Mounted	20%	2039	* *	5	\$300	В
Motor Control Center	80%	2039	* *	5	\$4,400	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,000	В
Stand-by Power						
Transfer Switches						
Automatic	50%	2039	* *	1	\$31,000	В
Automatic	50%	2042	* *	1	\$31,000	В
Generators						
Diesel	50%	2035	* *	1	\$38,900	В
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location: Roof					
	Explanation: One 1250 Kw					
Diesel	50%	2037	* *	1	\$38,900	В
	Other Observation, Extent : Moderat	e, Area Affe	cted : 50%			
	Location : Outside					
	Explanation: One 2000 Kw					
Batteries						
Lead/Acid	50%	2017	\$300	5	\$3,700	В
Lead/Acid	50%	2017	\$300	5	\$3,700	В

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.

Asset #: 13439

Electrical	Current Repair	Future Replace	ment	M					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Fuel Storage									
Day Tank	25%	2044	**	5	\$9,300	В			
	Other Observation, Extent: Me		Ó						
	Location: Generator Room C	n Roof							
5 m. i	Explanation : One 300 Gals	20.45	de de		ФО 200				
Day Tank	25%	2047	**	5	\$9,300	В			
	Other Observation, Extent: Me		Ó						
	Location: Generator Room -	Outsiae							
M : T 1	Explanation : One 300 Gals	2057	* *		Ф2.000	D			
Main Tank	50%	2057		5	\$3,000	В			
	Other Observation, Extent : Mo Location : Basement	oaerate, Area Affectea : 50%	O						
	Explanation : One 2000 Galle	on Tank							
Lighting	Explanation . One 2000 Gain	on rank							
Interior Lighting									
Fluorescent	94%	2030	* *	10	\$173,000	В			
Tuorescent	Other Observation, Extent : Mo		%	10	Ψ175,000	Ь			
	Location : Throughout The B								
	Explanation: Using T-8 Lam	=							
Fluorescent	5%	2030	* *	10	\$9,200	В			
	Other Observation, Extent : Mo				, , , , , ,				
	Location: Throughout								
	Explanation: Using T-5 Lam	ps							
HID	1%	2030	* *	10	\$100	В			
Egress Lighting									
Emergency, Service	45%	2030	* *	1		В			
Emergency, Battery	5%	2030	* *	10	\$2,400	В			
Exit, LED	50%	2057	* *	1		В			
Exterior Lighting									
HID	100%	2030	* *	10	\$600	В			
Lightning Protection									
Arresters/Cabling	1000/	20.55	de de	_	Φ				
Generic	100%	2057	* *	5	\$5,900	В			
Alarm									
Security System	200/					Ъ			
No Component	30%	2020	* *	1	\$50 COO	D D			
Generic Fire /Smales Datastics	70%	2030	4- 4	1	\$52,600	В			
Fire/Smoke Detection Generic	100%	2030	* *	1-3	\$127,600	В			
Generic	100%	2030		1-3	\$127,000	D			

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source	1000/		20.42	de de			-
Campus Steam	100%		2042	* *	1		В

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

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

Asset #: 13439

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2031	* *	1	\$49,700	В
Pres. Reducing Valve/LP	50%			2031	* *	5	\$6,000	В
Steam								
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$5,000	В
Steam Piping/Pump	50%			2042	* *	4	\$5,000	В
Terminal Devices	500 /			2027	ale ale		Φ.CQ 100	D
Air Handler	50%			2027	* *	1	\$62,100	В
Induction Unit	50%			2031	* *	1	\$32,500	В
Air Conditioning								
Energy Source	1000/			2044	* *	1		D
Electricity	100%			2044		1		В
Conversion Equipment	100%			2030	* *	1	\$93,100	В
Reciprocating Compr/Chiller	100%			2030		1	\$93,100	Б
-	Other Ob	servation F	Extent : Light, Area	Affected	. 100%			
		n : Bldg Z	zaiem . Ligni, meu	Пусстей	. 100/0			
		_	ted In Power Plant					
Distribution	Елрини	non . Loca	ieu in i ower i iuni					
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$14,900	В
Terminal Devices	10070			2040			Ψ14,700	
Air Handler/Cool/Ht	100%			2027	* *	1	\$124,200	В
Heat Rejection	10070						Ψ1 2 ., 2 0 0	
Water Cool Tower	100%			2026	* *	2	\$201,900	В
Ventilation								_
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$111,900	В
Exhaust Fans								_
Interior	50%			2030	* *	2	\$3,100	В
Roof	50%			2030	* *	2	\$3,100	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$19,900	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2027	* *	4	\$2,000	В
Backflow Preventer								
Generic	100%			2027	* *	1	\$12,400	В

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

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

Mechanical	Current Repair	Future Rep	lacement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin		Cycle Estimated Cost (Yrs)	Priority Code				
Plumbing									
Fixtures									
Generic	100%				В				
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *		C				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: B - 7, B - Penthouse								
	Explanation: 7 Units								
Fire Suppression									
Standpipe									
Generic	100%	2042	* *	1-5 \$105,100	В				
Sprinkler									
Generic	100%	2042	* *	1-2 \$56,300	В				
Fire Pump									
Generic	100%	2031	* *	1 \$37,500	В				

Page: 353

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 18-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,253,100	\$366,500
Interior Architecture	\$711,500	\$1,455,100
Electrical	\$989,500	\$1,143,100
Mechanical		\$589,100
Total	\$4,954,000	\$3,553,800
Priority A	\$3,253,100	\$366,500
Priority B	\$1,340,800	\$1,732,200
Priority C	\$360,200	\$1,455,100
Total	\$4.954.000	\$3,553,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$9,600	\$3,000	\$13,200	
Electrical	\$5,900	\$6,200	\$88,000	\$3,600
Mechanical	\$38,800	\$15,500	\$66,600	\$10,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$62,200	\$32,700	\$175,600	\$22,300
Priority A				
Priority B	\$52,600	\$29,700	\$167,000	\$22,300
Priority C	\$9,600	\$3,000	\$8,600	
Total	\$62,200	\$32,700	\$175,600	\$22,300



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.

rchitecture		Current Repair			e Replacement	M			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Exterior Walls									
Cast in Place Concrete	5%		\$56,000	LIFE	**	5	\$41,600	Α	
		_	nents, Extent : Mod	erate, Ar	ea Affected : 5%				
		ı : Loading			4 400 1 10	0.7			
		_	Damage, Extent : Mo	oderate, .	Area Affected : 10	%			
		ı : Loading							
Masonry: Brick	70%		\$407,800	LIFE	* *	5	\$116,400	A	
		Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		ı : Through	out						
Masonry: Granite	5%			LIFE	* *	5	\$6,200	Α	
Metal/Glass Curt Wall	13%			LIFE	* *	5	\$40,500	A	
Metal Coiling Doors	5%		\$53,200	2027	* *	5	\$13,000	Α	
			nents, Extent : Ligh	t, Area A	ffected : 10%				
	Location	ı : Through							
Slate Panels	2%		\$209,000	LIFE	* *	5	\$2,500	Α	
		_	nents, Extent : Seve	re, Area	Affected : 50%				
		n : Window							
			vere, Area Affected	: 50%					
	Location	n : Window	Sills						
Windows						_			
Aluminum	97%	0-2	\$1,801,700	2047	**	5	\$17,900	Α	
	-		ts, Extent : Modera	ite, Area	Affected: 25%				
		ı : Through			C . 1 500/				
			Extent : Moderate,	Area Afj	tected: 50%				
		n : Through		A CC	1 150/				
	_		ent : Moderate, Are	а Ађесњ	2a : 15%				
		n : Through							
Metal Louvers	3%		\$38,200	2037	**			Α	
	-		ts, Extent : Severe,	Area Afj	tected : 50%				
		n : South Fo		A CC .	1 500/				
			xtent : Severe, Area	Affected	1:30%				
		n : South Fo		1.00	1 1000/				
		servation, E n : South Fa	Extent : Severe, Are	a Affecte	a: 100%				
Doranata	Ехріапа	tion : Fire	Dumage						
Parapets Metal Rail	100%			2035	* *	5-10	\$427,600	٨	
Iviciai Kall	100%			2033		2-10	\$447,000	Α	

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

Asset #: 277

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof								
Single Ply Membrane	100%		\$427,700	2032	**			Α
			nt : Moderate, Area		d: 25%			
			oppings Throughou		1.CC . 1. 200/			
		aged Flash i : Lower Ro	nings, Extent : Mod oof	erate, Ar	ea Affected : 20%			
	-		Extent : Moderate, A Oppings Throughou					
	Water Per	etration, E	Extent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out Lower Roof					
nterior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$100,700	C
Ceramic Tile	2%			2031	* *	5	\$3,700	C
Panel/Paver: Cer/Brk	35%			2038	* *	5	\$144,900	C
Terrazzo	5%			LIFE	* *	5	\$7,200	C
Traffic Topping	23%	0-2	\$238,100	2022	\$1,190,600	5	\$26,500	C
			Extent : Moderate,	Area Afj	fected : 20%			
	Location	i : Through	out					
Vinyl Tile	5%			2022	\$91,400	3	\$3,500	С
Wood	5%			2037	* *	5	\$17,300	C
Interior Walls								
Concrete Masonry Unit	25%	Now	\$49,600	LIFE	* *	5	\$10,100	C
•		Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Plaster	5%	Now	\$9,600	LIFE	* *	5	\$1,500	С
	Cracking/		Extent : Light, Are		ed : 10%	-	7-,	
	_	ı : Through	_	33				
SGFT/Glazed Masonry	70%			LIFE	* *			С
Ceilings								
AcousTile,Adhered	5%			2027	* *	5	\$9,200	В
Exposed Concrete	95%	Now	\$351,300	LIFE	* *	5	\$27,300	В
1	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : 2nd Floor At Concrete Beam							
	-	-	ent, Extent : Moder or At Concrete Bea		a Affected : 5%			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts				
Service Equipment				
Air Circuit Breaker	100%	2022 \$31,800	5 \$600	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: Six 1600 Amps Main Di	sconnect Switch		

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.

Asset #: 277

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•			•				•
Switchgear / Switchboard								
Air Circuit Breaker	30%			2022	\$28,000	5	\$200	В
Molded Case Bkrs	70%			2022	\$65,200	5	\$2,100	В
Raceway								
Conduit	100%			2022	\$109,300	1		В
Panelboards						_	4400	_
Fused Disc Sw	5%			2021	\$4,700	5	\$100	В
Molded Case Bkrs	95%			2021	\$89,400	5	\$2,900	В
Wiring	0.007	2.4	φ101 200	20.47	* *	1		D
Braided Cloth	80%	2-4	\$101,300	2047		1		В
		-	nt : Moderate, Are out The Building	а Ајјесте	ea : 100%			
		. Inrougn	oui The Building	2022	Φ27.200			
Thermoplastic	20%			2022	\$25,300	1		В
Motor Controllers	200/			2020	Φ20, 400	-	Φ200	TD.
Locally Mounted	20%			2020	\$29,400	5	\$200	В
Motor Control Center	80%			2020	\$133,000	5	\$2,500	В
Grounding Davises								
Grounding Devices Generic	100%	2-4	\$900	LIFE	* *	5	\$1,700	В
Generic			3900 Extent : Moderate, A			3	\$1,700	Б
		: Basemen		170011990	. 10070			
		tion : Corre						
Lighting								
Interior Lighting								
Fluorescent	96%			2017	\$730,100	10	\$108,300	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out The Building					
	Explana	tion : Using	g T-12 Lamps					
Incandescent	4%			2017	\$30,400	2	\$100	В
Egress Lighting								
Emergency, Battery	50%			2017	\$26,600	10	\$14,900	В
Exit, Service	50%			2017	\$10,600	1		В
Exterior Lighting								
HID	100%			2017	\$49,800	10	\$400	В
Alarm								
Security System	0.004							Б
No Component	90%			2022	¢ 41 000	1	Φ4 2 00	D
Generic Finds Production	10%			2022	\$41,200	1	\$4,300	В
Fire/Smoke Detection	50 0/							D
No Component Generic	50% 50%			2022	\$704,900	1-3	\$35,400	D B
Generic	30%			2022	\$70 4 ,900	1-3	φ33, 4 00	ע

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

Heating

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

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

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

Asset #: 277

Mechanical	Current Repair			Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	400							_
Campus Steam	100%			2032	* *	1		В
			Extent : Light, Area	Affected	: 100%			
			nt Steam Room	**				
G	Explana	tion : Stear	n Supplied From Po	ower Hot	use			
Conversion Equipment	1,000/			2025	* *	_	¢7 200	D
Pres. Reducing Valve/LI	P 100%			2025	4. 4.	5	\$7,300	В
Steam								
Distribution Steem Pining/Pump	1000/	Now	\$20,400	2022	* *	4	\$6.100	В
Steam Piping/Pump	100%		Extent : Moderate,	2032		4	\$6,100	D
		erioraning, 1 : Basemer		Area Ajj	eciea . 576			
			и : Severe, Area Affe	etad · 20	6			
			alve, Basement Stee					
Terminal Devices	Locuitor	Sujery V	arre, Dasemeni Siet	wite ILOOM	ν			
Air Handler	60%			2022	\$472,900	1	\$45,700	В
Convector/Radiator	40%			2027	**	1	\$15,900	В
Air Conditioning	4070			2021			ψ13,700	
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment	10070			2050				
Window/Wall Unit	10%			2017	\$30,100	1		В
No Component	90%			2017	420,100	-		D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,600	В
Exhaust Fans								
Roof	100%			2022	\$116,200	2	\$3,800	В
Plumbing					•		,	
H/C Water Piping								
Brass/Copper	30%			2032	* *	1		В
Galv Iron/Steel	70%	0-2	\$6,100	2027	* *	1		В
	Corroded,	Extent : M	loderate, Area Affe	cted : 20	%			
	Location	ı : Water M	lain, Basement					
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$18,300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,800	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2022	\$10,800	4	\$1,300	В
Fixtures								
Generic	100%							В
Vertical Transport								

Vertical Transport

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.

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$62,100	В
Sprinkler							
No Component	95%						D
Generic	5%		2032	* *	1-2	\$1,700	В

Page: 359

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Address : 449 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 598,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 15-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10,p

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$4,227,900	\$1,253,700
Interior Architecture	\$1,285,500	\$1,322,100
Electrical	\$2,025,700	\$1,782,700
Mechanical	\$5,716,900	\$5,426,800
Total	\$13,256,000	\$9,785,300
Priority A	\$4,227,900	\$1,253,700
Priority B	\$7,786,300	\$7,407,800
Priority C	\$1,241,800	\$1,123,800
Total	\$13,256,000	\$9,785,300

Total	\$413,200	\$305,400	\$449,000	\$349,200
Priority C	\$66,300	\$15,600	\$15,600	\$10,700
Priority B	\$291,700	\$289,800	\$361,000	\$309,800
Priority A	\$55,200		\$72,400	\$28,700
Total	\$413,200	\$305,400	\$449,000	\$349,200
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Mechanical	\$79,900	\$110,900	\$132,100	\$126,800
Electrical	\$90,500	\$80,200	\$130,200	\$84,300
Interior Architecture	\$89,000	\$15,600	\$15,600	\$10,700
Exterior Architecture	\$55,200		\$72,400	\$28,700
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								•
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$70,200	A
	Repairs in Progress, Extent : Light, Area Affected : 66% Location : Throughout							
			rui	LIDE	* *		ф1 2.2 00	
Concrete Masonry Unit	3%		7 · · · · · · · · · · · · · · · · · · ·	LIFE		5	\$13,200	A
	-	n Progress, 1 n : Througho	Extent : Light, Are out	а Ађесте	a : 00%			
Masonry: Brick	75%	Now	\$921,500	LIFE	* *	5	\$526,200	A
J			Extent : Light, A		ted : 100%		,,	
	Location: Throughout							
	Repairs in	n Progress, H	Extent : Light, Are	a Affecte	d: 66%			
	Location : Throughout							
	Spalling, Extent: Moderate, Area Affected: 15%							
	Location: Penthouse At Wing B Staining/Discoloring, Extent: Moderate, Area Affected: 100%							
	_	Discoloring, n : Througha		e, Area Aj	ffected : 100%			
Masonry: Limestone	5%	Now	\$229,600	LIFE	* *	5	\$26,300	A
ž	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100% Location : Window Sills Repairs in Progress, Extent : Light, Area Affected : 66%						,	
	Location	n : Througho	put					
Metal Panel	10%	Now	\$48,900	2032	* *	5	\$131,500	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location	n : South Fa	cade					
			Extent : Moderate	e, Area A	ffected : 50%			
		n : Throughd						
	Other Observation, Extent: Moderate, Area Affected: 100%							
		n : Througho						
	Explana	tion : These	Are Actually Lead					
Stucco Cement	3%		\$69,100	2027	* *	5	\$26,300	A
	Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: North Facade At Canopy Above Loading Dock Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Canopy Above Loading Dock							
			_					
			Extent : Light, Are	a Affecte	d: 66%			
		n : Througho	рит					
Window Wall	2%			2042	**	5	\$52,600	A
			Extent : Light, Are	a Affecte	d: 66%			
	Location	n : Througho	put					

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Aluminum	50%			2038	* *	5	\$57,500	A
Steel	5%	0-2	\$350,200	2047	* *	5	\$35,900	A
	Corrosion	/Rusting, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : East And	l West Facades Of	Wing B				
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%			
	Location	ı : East And	l West Facades Of	Wing B				
Wood	45%	Now	\$1,691,000	2047	* *	5	\$258,600	
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 55%			
	Location	ı : North Fa	acade, South Facad	le, Cross	overs			
	Dry Rot/D	ecay, Exte	nt : Moderate, Area	Affected	d : 25%			
	Location	ı : North Fa	acade, South Facad	le, Cross	overs			
	Insect/Bir	d Damage,	Extent : Moderate,	Area Af	fected : 30%			
	Location	ı : North Fo	icade, South Facad	le, Cross	overs			
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 55%			
	Location	ı : North Fa	acade, South Facad	le, Cross	overs			

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Parapets					
Copper/Terne	2% Now \$6,700 Repairs in Progress, Extent: Light, A Location: Throughout Worn/Eroded, Extent: Moderate, Are Location: A, B, And C Towers	rea Affected : 66%	5	\$600	A
Masonry: Brick	55% Now \$141,600 Int Mortar Miss/Erod, Extent: Model Location: Throughout Repairs in Progress, Extent: Light, A Location: Throughout Vertical Cracks, Extent: Severe, Area Location: East And West Facades (Worn/Eroded, Extent: Moderate, Area Location: Throughout	rate, Area Affected : 55% rea Affected : 66% n Affected : 10% Of A & C Wings	5	\$6,800	A
Masonry: Limestone	13% Now \$20,000 Int Mortar Miss/Erod, Extent: Model Location: Throughout Copings, An Repairs in Progress, Extent: Light, A Location: Throughout	rate, Area Affected : 10% d Bands At Sections Of A, B, A	5 And C To	\$2,000 wers	A
Metal Rail	15% 0-2 \$41,600 Corrosion/Rusting, Extent: Moderate Location: Lower And Upper Roofs Repairs in Progress, Extent: Light, A Location: Throughout Staining/Discoloring, Extent: Severe, Location: Lower And Upper Roofs	, Area Affected : 25% rea Affected : 66%	5	\$13,100	A
Metal: Cage/Fence	15% 0-2 \$28,400 Broken/Missing Elements, Extent: Moderate Location: Lower And Upper Roofs Corrosion/Rusting, Extent: Moderate Location: Lower Roof, Upper Roof, Repairs in Progress, Extent: Light, A Location: Throughout	oderate, Area Affected : 20% , Area Affected : 25% North Facade, South Facado		\$6,000	A

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

Architecture	Current Repair Future Replacement						Maintenance			
System Component Type		Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior Roof										
Built-Up (BUR)	Location : Repairs in I Location : Vegetation	At Towers A Progress, Ex Throughou Growth, Ext	\$317,900 rate, Area Affect A, B, C And Low tent: Light, Are t ent: Moderate, A, B, C And Low	ver Roofs a Affected Area Affe				A		
			Moderate, Area A, B, C And Low		55%					
Built-Up (BUR)	-	Progress, Ex Throughou	tent : Light, Are t	2022 a Affected	\$106,000 d:66%	10	\$18,800	A		
Built-Up (BUR)		Progress, Ex Throughou	tent : Light, Are t	2027 a Affected	* * d : 66%	10	\$9,400	A		
Clay Tile	Gut/DS Non Location : Repairs in I Location : Water Pene	At Penthou Progress, Ex Throughou	tent : Light, Are t ent : Moderate, A	a Affected	d : 66%			A		
		ed, Extent : I Penthouses	Moderate, Area . S	Affected :	25%					
Copper/Terne	-	Progress, Ex Throughou	tent : Light, Are t	2037 a Affected	* * 1 : 66%	10	\$14,100	A		
IRMA/Protected Membrane		Progress, Ex Throughou	tent : Light, Are	2027 a Affected	* * d : 66%	10	\$22,600	A		
Panel/Paver: Cer/Brk	5% Cracking/C Location: Vegetation: Location: Water Pene	Now rumbling, E. Upper Roo Growth, Ext Upper Roo tration, Exte	\$129,100 xtent: Moderate f And Balconies ent: Severe, Are f And Balconies ent: Moderate, A f And Balconies	ea Affecte	d : 35%			A		
Sloped Glazing	5%			LIFE	* *	5	\$125,400	A		

Asset #: 125

Architecture		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Traffic Topping	Location Water Per Location Worn/Ero	Crumbling, n: 10th Floo netration, E n: Over 10t ded, Extent	xtent : Moderate, A th Floor : Severe, Area Affa	Area Affe	ected : 10%			A
	Location	n : 10th Flo	or Roof					
Interior								
Floors	4.0					_		~
Cast in Place Concrete	10%			LIFE	* *	5	\$124,300	C
Ceramic Tile	3%			2031	* *	5	\$17,000	C
Panel/Paver: Cer/Brk	5%			2030	* *	5	\$63,900	C
Terrazzo	35%			LIFE	* *	5	\$155,400	C
Vinyl Tile	10%			2027	* *	3	\$28,400	C
Vinyl Tile	22%			2017	\$1,241,800	3	\$46,900	C
Vinyl Tile	5%			2030	* *	3	\$14,200	C
Vinyl Tile	10%			2022	\$564,400	3	\$21,300	C
Interior Walls								
Ceramic Tile	5%			2025	* *	5	\$47,400	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$37,900	C
Gypsum Board	20%			LIFE	* *	5	\$113,800	C
Gypsum Board	5%			LIFE	* *	5	\$28,400	C
Plaster	35%			LIFE	* *	5	\$99,600	C
SGFT/Glazed Masonry	25%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	Broken/M		\$43,700 nents, Extent : Light out	2027 t, Area A	* * ffected : 10%	5	\$67,900	В
AcousTileSusp.Lay-In			\$22,700 nents, Extent : Light out	2035 t, Area A	* * Affected : 10%	5	\$32,600	В
AcousTileSusp.Lay-In	5%			2039	* *	5	\$21,700	В
Exposed Concrete	7%			LIFE	* *	5	\$4,800	В
Plaster	48%			LIFE	* *	5	\$130,400	В
1 103101	70/0			LHL		<u> </u>	Ψ130,π00	ם

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

Under 600 Volts

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.

Asset #: 125

Electrical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•			•				•	
Service Equipment						_		_	
Fused Disc Sw	Location	ı : Electrica				5	\$1,500	В	
		tion : One	4000 Amps For Bla		d One 2000 Amps F				
Molded Case Bkrs	Location	ı : Electrica			\$28,600 ected : 100% ct Switch For Bldg.	5 A	\$3,900	В	
Transformers									
Dry Type	50%			2020	\$7,300	5	\$900	В	
Dry Type	50%			2035	* *	5	\$900	В	
Switchgear / Switchboard									
Fused Disc Sw	30%			2022	\$93,200	5	\$700	В	
Molded Case Bkrs	70%			2022	\$217,400	5	\$9,100	В	
Raceway									
Conduit	90%			2022	\$378,800	1		В	
Conduit	10%			2042	* *	1		В	
Panelboards	1.007			2021	4.2.400	_	ф4.400		
Fused Disc Sw	10%			2021	\$42,400	5	\$1,100	В	
Molded Case Bkrs	80%			2021	\$339,000	5	\$10,400	В	
Molded Case Bkrs	10%			2038		5	\$1,300	В	
Wiring Braided Cloth	70%	2-4	\$333,300	2047	* *	1		В	
Braided Cioni	Other Obs Location	ervation, E i : Through	Extent: Moderate, A out The Building ation Aged.		ected : 100%	1		D	
Thermoplastic	20%			2032	* *	1		В	
Thermoplastic	10%			2042	* *	1		В	
Motor Controllers									
Locally Mounted	50%			2020	\$181,100	5	\$1,700	В	
Locally Mounted	30%			2027	* *	5	\$1,000	В	
Motor Control Center	20%			2020	\$464,000	5	\$2,700	В	
Ground									
Grounding Devices									
Generic	Location	servation, E 1 : Basemer		LIFE Area Affe	* * ected : 100%	5	\$7,200	В	
Ct 11. D	Explana	tion : Corre	oded						
Stand-by Power									
Transfer Switches Automatic	30%			2027	* *	1	\$45,400	В	
	70%			2027	* *	1 1		В	
Automatic	/U%			2039		1	\$105,900	В	

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.

Asset #: 125

Electrical	Current Repair		Future	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power							
Generators	400-					4400.000	_
Diesel	100% Other Observation, E Location : Generat Explanation : One	or Room	2035 Area Affed	* * cted : 100%	1	\$189,800	В
Batteries							_
Lead/Acid	100%		2017	\$700	5	\$18,200	В
Fuel Storage							
Day Tank	50% Other Observation, E Location : Generat Explanation : One	or Room	2044 Area Affe	* * cted : 50%	5	\$35,200	В
Main Tank	50%		2025	* *	5	\$5,600	В
	Other Observation, E Location : Basemen Explanation : One	ıt	Area Affe	cted : 50%		. ,	
Lighting							
Interior Lighting Fluorescent	55% Other Observation, E Location : Through		2017 Area Affe	\$1,291,200 cted: 100%	10	\$191,500	В
	Explanation: Usin	T12 Lamps					
Fluorescent	35% Other Observation, E Location : Through Explanation : Usin,	out	2027 Area Affeo	* * cted : 100%	10	\$121,900	В
Fluorescent	5%	<u>.</u>	2027	* *	10	\$17,400	В
1.001030011	Other Observation, E Location : Through Explanation : Usin	out		cted : 5%	10	Ψ11,100	٥
HID	2%		2017	\$33,000	10	\$200	В
Incandescent	3%		2017	\$70,400	2	\$300	В
Egress Lighting							
Emergency, Service	45%		2027	* *	1		В
Emergency, Battery	5%		2027	* *	10	\$4,600	В
Exit, LED	40%		2050	**	1		В
Exit, Service	10%		2022	\$6,600	1		В
Alarm							
Security System							_
No Component	30%				_		D
Generic Fire/Smoke Detection	70%		2027	* *	1	\$128,300	В
Generic	100%		2027	* *	1-3	\$311,700	В

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

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

Asset #: 125

Mechanical		Current Re	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source								
Campus Steam	100%			2022	\$148,800	1		В
Conversion Equipment								
Pres. Reducing Valve/Ll Steam	P 100%			2031	* *	5	\$22,600	В
		place Eviden 1 : Basement	t, Extent : Light,	Area Aff	ected : 60%			
Distribution								
Hot Wtr Piping/Pump	5%			2038	* *	4	\$900	В
Steam Piping/Pump	95%			2042	* *	4	\$17,800	В
		pair Evident, 1 : Throughoi	Extent : Light, A ut	rea Affe	cted : 100%			
Terminal Devices								
Air Handler	20%			2017	\$486,600	1	\$47,000	В
Convector/Radiator	80%			2020	\$3,409,400	1	\$98,300	В
ir Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Int Pkg Unit -	10%			2016	\$898,700	2	\$2,300	В
Heating/Cooling								_
Reciprocating	10%			2017	\$153,100	1	\$17,600	В
Compr/Chiller	2004		Φ#0# 400	2022	de de		Φ2. π 0.0	
Ext Pkg Unit -	20%	Now	\$595,100	2032	* *	2	\$3,700	В
Heating/Cooling	Not in Ser Location		· Severe, Area Afj	fected : 1	00%			
Window/Wall Unit	60%			2020	\$556,600	1		В
Distribution					· · · · · · · · · · · · · · · · · · ·			
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$2,800	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	\$1,916,500	1	\$235,100	В
Heat Rejection								
Remote Air Cond	40%		\$1,078,100	2032	* *	2	\$84,700	В
	Broken, E. Location		e, Area Affected :	20%				
Water Cool Tower	60%			2020	\$777,100	2	\$229,200	В
entilation entil e							·	
Distribution								
Ductwork/Diffusers			\$389,400 t : Moderate, Are	LIFE ea Affecte	* * ed : 10%	2-5	\$211,700	В

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.

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	30%		\$29,900	2017	\$149,600	2	\$2,800	В
			ent : Severe, Area A	ffected :	20%			
	Location	ı : Various	Locations					
Roof	70%			2022	\$251,200	2	\$8,200	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2022	\$140,000	4	\$37,600	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2017	\$10,800	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2017	\$10,800	4	\$1,300	В
Backflow Preventer								
Generic	100%			2030	* *	1	\$23,400	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area	Affected	! : 100%			
		ı : Various						
	Explana	tion : 10 U	nits (9 Passenger, 1	l Freigh	t)			
Fire Suppression								
Standpipe	4.0.05			2025			#404 633	
Generic	100%			2032	* *	1-5	\$191,800	В
Sprinkler								_
No Component	90%				_			D
Generic	10%			2032	* *	1-2	\$10,700	В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING

Address : 591 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 48,358 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$129,800	\$94,100
Interior Architecture		\$68,800
Electrical		\$234,900
Mechanical		\$285,500
Total	\$129,800	\$683,300
Priority A	\$129,800	\$94,100
Priority B		\$520,400
Priority C		\$68,800
Total	\$129.800	\$683,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$6,400			\$1,800
Interior Architecture	\$14,500			\$7,000
Electrical	\$7,800	\$7,100	\$6,000	\$7,000
Mechanical	\$3,900	\$4,500	\$6,200	\$12,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$36,600	\$15,600	\$16,200	\$32,100
Priority A	\$6,400			\$1,800
Priority B	\$23,100	\$15,600	\$16,200	\$23,200
Priority C	\$7,000			\$7,000
Total	\$36,600	\$15,600	\$16,200	\$32,100



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 SUPPORT BUILDING

Asset #: 4123

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$129,800	LIFE	* *	5	\$37,000	Α
	_		ed, Extent : Modera		Affected : 20%			
	Location	n : Expansio	on Joints Througho	ut				
Windows								
Aluminum	100%			2038	* *	5	\$3,700	A
Parapets								
Metal Rail	100%			2035	* *	5-10	\$10,600	A
Roof								
Modified Bitumen	100%			2032	* *	10	\$57,100	A
	Recent Re	place Evide	ent, Extent : Light,	Area Affe	ected : 100%			
	Location	n : Through	out					
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,500	C
Vinyl Tile	95%			2027	* *	3	\$28,100	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,100	C
Gypsum Board	90%			LIFE	* *	5	\$68,800	C
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$7,400	2035	* *	5	\$26,600	В
	Water Per	netration, E	Extent : Moderate, A	Area Affe	cted : 5%			
	Location	n : Room S-	236					
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$3,700	В

ectrical	Current Repair	Future	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	\$200 \$100 \$200	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$200	В
	Other Observation, Extent : M	loderate, Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation: One 2500 Amp	os Main Disconnect	Switch			
Transformers						
Dry Type	100%	2035	* *	5	\$100	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$200	В
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$1,100	В
Wiring						
Thermoplastic	100%	2042	* *	1		В

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 SUPPORT BUILDING

Asset #: 4123

Electrical	Current Repai	r Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts	•	•						
Motor Controllers								
Locally Mounted	100%	2035	* *	5	\$300	В		
Ground								
Grounding Devices Not Accessible	100%					D		
Stand-by Power								
Transfer Switches	1000/	2025	* *		412.2 00			
Automatic	100%	2035	* *	1	\$12,200	В		
Generators	1000/	2021	* *	1	¢15.200	D		
Diesel	100% Other Observation, Extent	2031		1	\$15,300	В		
	Location : Outside	. мойетие, Агей Ајјес	nea . 100%					
	Explanation: One 53 Kw	,						
Batteries	Explanation . One 33 Km	<u></u>						
Lead/Acid	100%	2016	\$700	5	\$1,500	В		
Fuel Storage	10070	2010	Ψ700		Ψ1,200			
Main Tank	100%	2050	* *	5	\$1,200	В		
	Other Observation, Extent		rted : 100%		, ,			
	Location : Outdoor Gene	rator Area						
	Explanation : One 100 G	allon						
Lighting								
Interior Lighting								
Fluorescent	96%	2022	\$234,900	10	\$34,800	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout To							
	Explanation: Using T-12							
Incandescent	4%	2022	\$9,800	2		В		
Egress Lighting	~ 0~.			_		_		
Emergency, Service	50%	2027	* *	1		В		
Exit, Service	50%	2027	* *	1		В		
Exterior Lighting	1000/	2027	ماد ماد	10	#100	ъ.		
HID	100%	2027	* *	10	\$100	В		
Lightning Protection								
Arresters/Cabling Generic	100%	2050	* *	5	\$1,200	D		
Alarm	100%	2030		5	\$1,200	В		
Security System								
No Component	50%					D		
Generic	50%	2027	* *	1	\$7,400	В		
Fire/Smoke Detection	5070	2021			Ψ7,100			
Generic	100%	2027	* *	1-3	\$25,200	В		
	200,0	2027			Ψ 25,2 00			

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

Heating

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

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING

Asset #: 4123

Mechanical		Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating	•								
Energy Source									
Campus Steam	60%			2032	* *	1		В	
			Extent : Light, Area	Affected	: 60%				
		n : Steam R		7.7					
			n Supplied From Po						
Natural Gas	40%)		2042	* *	1		В	
Conversion Equipment	100/			2022	Ф22.000		Φ7.000	ъ	
Furnace	40%			2022	\$23,000	1	\$7,900	В	
			Extent : Light, Area	Аဌјестеа	: 40%				
	Location	-	of Ton Units						
			of Top Units	2021	* *		φ1 400		
Pres. Reducing Valve/LP	60%)		2031	* *	5	\$1,400	В	
Steam									
Distribution Steam Piping/Pump	60%			2042	* *	4	\$1,200	В	
No Component	40%			2042		4	\$1,200	D	
Terminal Devices	40%)						D	
Air Handler	55%			2027	* *	1	\$13,500	В	
Fan Coil Unit/Heat	5%			2027	* *	1	\$600	В	
No Component	40%			2027		•	φοσο	D	
Air Conditioning		<u> </u>							
Energy Source									
Electricity	100%)		2038	* *	1		В	
Conversion Equipment									
Ext Pkg Unit -	80%)		2022	\$248,100	2	\$2,000	В	
Heating/Cooling									
			Extent : Light, Area	Affected	: 40%				
	Locatio	-							
			of Top Units						
No Component	20%)						D	
Ventilation									
Distribution	4000				* *	2 -	#22.1 00		
Ductwork/Diffusers	100%)		LIFE	* *	2-5	\$22,100	В	
Exhaust Fans	1.000/			2022	Ф27 400	2	Φ1 2 00	D	
Roof	100%)		2022	\$37,400	2	\$1,200	В	
Plumbing II/C Water Pining									
H/C Water Piping Brass/Copper	100%			2042	* *	1		В	
HW Heat Exchanger	100%)		2042		1			
Low Temp	100%			2042	* *	4	\$3,900	В	
Sanitary Piping	100%	,		2072	<u> </u>		Ψ3,500	ע	
Cast Iron	100%	,		LIFE	* *	1		В	
Storm Drain Piping	100/0	•		<u> </u>					
Cast Iron	100%)		LIFE	* *	1		В	
	100/0								

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.

Page: 373

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2027	* *	1	\$2,400	В
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location : New Enclosure New	ar Sidewalk				
	Explanation: R P Z Located	Outside				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
-	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$20,700	В

Page: 374

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 17-Nov-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,p,5

Block : 4829 Lot : 1 BIN : 3327678

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$65,700	\$95,100
Interior Architecture	\$104,700	\$2,304,300
Electrical	\$131,200	
Mechanical		\$523,400
Total	\$301,600	\$2,922,700
Priority A	\$65,700	\$95,100
Priority B	\$131,200	\$601,900
Priority C	\$104,700	\$2,225,700
Total	\$301,600	\$2.922.700

Total	\$234,200	\$97,700	\$141,600	\$174,000
Priority C	\$54,900			\$30,900
Priority B	\$179,300	\$97,700	\$125,700	\$121,000
Priority A			\$15,800	\$22,100
Total	\$234,200	\$97,700	\$141,600	\$174,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$103,400	\$54,000	\$80,700	\$69,400
Electrical	\$28,300	\$24,000	\$25,300	\$31,900
Interior Architecture	\$82,800			\$30,900
Exterior Architecture			\$15,800	\$22,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4433

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•							•
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$95,100	A
Metal Panel	5%			2042	* *	5-10	\$36,300	A
Pre-Cast Concrete	2%			LIFE	* *	5	\$6,900	A
Window Wall	3%			2042	* *	5	\$11,900	A
Windows								
Aluminum	100%			2038	* *	5	\$44,200	A
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$7,200	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,400	A
Roof								
IRMA/Protected	100%			2027	* *	10	\$65,700	A
Membrane								
terior								
Floors								
Carpet	10%			2021	\$132,600	3	\$43,000	C
Cast in Place Concrete	10%			LIFE	* *	5	\$47,100	C
Terrazzo	5%			LIFE	* *	5	\$8,400	C
Vinyl Tile	75%			2027	* *	3	\$80,700	C
Interior Walls								
Ceramic Tile	5%		\$24,000	2031	* *	5	\$7,800	C
		_	ents, Extent : Mod					
			rt Wash Down Are					
			l, Extent : Moderat					
	Location	ı : Food Ca	rt Wash Down Are	a In Bas	ement Kitchen			
Concrete Masonry Unit	15%			LIFE	* *	5	\$18,800	С
Fabric on Framing	35%	Now	\$104,700	2023	\$2,094,200	5	\$27,400	C
_	Deteriora	ted Finish,	Extent : Light, Ared	a Affecte	d:5%			
	Location	ı : Through	out					
Gypsum Board	45%			LIFE	* *	5	\$84,500	С
Ceilings							1 - 1 - 1	
AcousTileSusp.Lay-In	65%	Now	\$27,900	2035	* *	5	\$40,000	В
			ents, Extent : Ligh		ffected : 10%		,- 3	
		ı : Through	_	•				
Exposed Concrete	10%			LIFE	* *	5	\$1,900	В
					* *			
Gypsum Board	25%			LIFE	* *	5	\$38,500	В

Electrical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 4433

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts			•				•
Service Equipment							
Air Circuit Breaker	100%		2042	* *	5	\$800	В
	Other Observation, I		Area Affe	cted : 100%			
	Location : Electric						
	Explanation : Two Disconnect Switch	4000 Amps, One 30	000 Amps	, One 1600 Amps 1	And One	1200 Amps Main	
Switchgear / Switchboard	Disconnect Switch						
Fused Disc Sw	100%		2042	* *	5	\$600	В
Raceway	10070		2042			ΨΟΟΟ	ъ
Conduit	100%		2042	* *	1		В
Panelboards	10070		20.2				
Molded Case Bkrs	100%		2038	* *	5	\$3,800	В
Wiring	10070		2030			ψ3,000	
Thermoplastic	100%		2042	* *	1		В
Motor Controllers	100/0		20.2				
Locally Mounted	10%		2035	* *	5	\$100	В
Motor Control Center	90%		2035	* *	5	\$3,500	В
Ground						1 - 4	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,100	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2035	* *	1	\$44,200	В
Generators							
Diesel	100%		2031	* *	1	\$55,400	В
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Baseme						
	Explanation : One	750 Kw					
Batteries							
Lead/Acid	100%		2016	\$700	5	\$5,300	В
Fuel Storage							
Day Tank	50%		2038	* *	5	\$13,300	В
	Other Observation, I		Area Affe	cted : 100%			
	Location : General						
	Explanation : One	150 Gals					
Main Tank	50%		2050	* *	5	\$2,100	В
	Other Observation, I		Area Affe	cted : 50%			
	Location: Baseme						
Lighting	Explanation : One	2500 Gals					

Lighting

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.

Electrical	Current Repair		uture	Replacement	Ma	\$128,600 \$2,600	
System Component Type	% of Fail Date Total (Years)		ear] FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	98%	20	027	* *	10	\$128,600	В
	Other Observation, E	Extent : Moderate, Area	Affect	ted : 100%			
	Location: Through	out The Building					
	Explanation: Using	g T-8 Lamps					
Fluorescent	2%	20	027	* *	10	\$2,600	В
	Other Observation, E	Extent : Moderate, Area	Affect	ted : 100%			
	Location: Through	out					
	Explanation : Using	g T-5 Lamps					
Egress Lighting							
Emergency, Service	40%	20	027	* *	1		В
Emergency, Battery	10%	20	027	* *	10	\$3,500	В
Exit, Service	50%	20	027	* *	1		В
Exterior Lighting							
HID	100%	20	027	* *	10	\$500	В
Lightning Protection							
Arresters/Cabling							
Generic	100%	20	050	* *	5	\$4,200	В
Alarm						·	
Security System							
No Component	50%						D
Generic	50%	20	027	* *	1	\$26,800	В
Fire/Smoke Detection							
Generic	100%	20	027	* *	1-3	\$91,000	В

Mechanical	Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		-					
Energy Source							
Campus Steam	100%		2032	* *	1		В
	ther Observation, Ext	tent : Light, Area A	Affected	: 100%			
	Location: Basement	Steam Room					
	Explanation : Steam S	Supplied From Po	wer Hoi	ise			
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2031	* *	5	\$8,500	В
Steam							
	ther Observation, Ext	tent : Light, Area A	Affected	: 50%			
	Location : Steam Roo	om					
	Explanation : 3 Heat	Exchangers For F	Radiator	s And Induct Coils			

 $[\]label{lem:maintenance} \textit{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.

Asset #: 4433

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$3,500	В
Steam Piping/Pump	50%		\$29,700	2042	* *	4	\$3,500	В
			: Moderate, Area A	Affected :	2%			
	Location	n : Steam R	oom					
	Malfuncti	oning, Exte	nt : Severe, Area A	ffected :	50%			
	Location	n : B M S C	ontrol System					
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	cted : 20%			
	Location	n : Steam R	oom					
	Explana	tion : Cond	lensate Return Pum	p Is Und	er Sized			
Terminal Devices								
Air Handler	50%			2027	* *	1	\$44,300	В
Convector/Radiator	40%			2035	* *	1	\$18,500	В
Fan Coil Unit/Heat	10%			2027	* *	1	\$4,600	В
Air Conditioning							. , , , , , , , , , , , , , , , , , , ,	
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	* *	1	\$154,900	В
			Extent : Light, Area		: 100%		, , , , , , , ,	
		n : M E R, E	_					
		tion : 2 Un						
Distribution	-							
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$7,100	В
Terminal Devices							1 - 7	
Air Handler/Cool/Ht	100%			2027	* *	1	\$88,600	В
Heat Rejection	10070						400,000	
Water Cool Tower	100%			2023	\$488,000	2	\$143,900	В
Ventilation	100/0			2023	φ του,σοσ		ψ1π3,700	ש
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,800	В
Exhaust Fans	100/0			ън ъ			Ψ12,000	
Interior	50%			2027	* *	2	\$2,200	В
Roof	50%			2027	* *	2	\$2,200	В
Plumbing	3070			2021	•		Ψ2,200	ט
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger	10070			2042		1		ע
Low Temp	100%			2048	* *	4	\$21,300	В
<u>-</u>	100%			∠∪48		4	\$21,300	D
Sanitary Piping Cast Iron	1000/			Libb	* *	1		В
	100%			LIFE	-1- 4	1		Ď
Storm Drain Piping	1000/			LIDE	ماد بان	1		D
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)						_	4	_
Rigid Piping	100%			2027	* *	4	\$2,000	В
Sewage Ejector(s)	100%							
Electric				2027	* *	4	\$2,000	В

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

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

Mechanical	Current Repair	Future f	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2027	* *	1	\$8,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected : 8	80%			
	Location: B-5					
	Explanation: 3 Units					
Hydraulic	25%	LIFE	* *			С
,	Other Observation, Extent : Li	ght, Area Affected : 2	20%			
	Location: B-1					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$74,900	В
Sprinkler						
Generic	100%	2048	* *	1-2	\$40,100	В
Fire Pump						
Generic	100%	2035	* *	1	\$26,800	В

Page: 380

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : LINCOLN HOSPITAL GARAGE

Address : 234 EAST 149TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 303,425 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 12-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$514,900
Interior Architecture		\$760,300
Electrical		\$1,549,400
Mechanical	\$32,500	\$32,500
Total	\$32,500	\$2,857,200
Priority A		\$514,900
Priority B	\$32,500	\$1,632,600
Priority C		\$709,700
Total	\$32,500	\$2,857,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				\$4,700
Electrical	\$7,000	\$10,300	\$8,400	\$7,000
Mechanical	\$9,300	\$4,600	\$4,600	\$9,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$26,100	\$24,800	\$22,900	\$30,800
Priority A				\$4,700
Priority B	\$26,100	\$24,800	\$22,900	\$26,100
Total	\$26,100	\$24,800	\$22,900	\$30,800



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

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

HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Asset #: 280

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							<u>.</u>
Exterior Walls							
Cast in Place Concrete	85%		LIFE	* *	5	\$180,000	A
Masonry: Brick	15%		LIFE	* *	5	\$6,400	A
Parapets							
Cast in Place Concrete	90%		LIFE	* *	5	\$334,900	A
Masonry: Brick	10%		LIFE	* *	5	\$3,600	A
Roof							
Cast in Place Concrete	95%		LIFE	* *			A
Modified Bitumen	3%		2028	* *	10	\$2,800	A
Single Ply Membrane	2%		2028	* *	10	\$1,900	A
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$709,700	C
Interior Walls							
Cast in Place Concrete	95%		LIFE	* *			C
Masonry: Brick	5%		LIFE	* *			C
Ceilings							
Exposed Concrete	100%		LIFE	* *	5	\$50,700	В

Electrical	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%		2023	\$162,100	1		В
Panelboards							
Molded Case Bkrs	100%		2031	* *	5	\$6,600	В
Wiring							
Thermoplastic	100%		2033	* *	1		В
Lighting							
Interior Lighting							
HID	100%		2023	\$159,700	10	\$8,100	В
Egress Lighting							
Exit, Service	100%		2023	\$42,900	1		В
Exterior Lighting							
HID	100%		2023	\$15,900	10	\$800	В
Alarm							
Security System							
No Component	70%						D
Generic	30%		2023	\$267,800	1	\$27,900	В
	Other Observa	tion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Ho	allways					
	Explanation:	CCTV Surveillance Syst	tem				

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.

Page: 382

HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Fire/Smoke Detection				
No Component	70%			D
Generic	30%	2023 \$916,800	1-3 \$46,000	В
	Other Observation, Extent: Moderat	te, Area Affected : 100%		
	Location : Hallways			
	Explanation : Strobe Lights, Manua	al Pull Station		

Mechanical	Current Repair	Future f	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location: 1-5					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$130,000	В

Page: 383

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL

Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 1,034,360 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 12-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,297,200	\$1,063,100
Interior Architecture	\$1,443,000	\$8,569,800
Electrical	\$910,600	\$15,577,300
Mechanical	\$515,100	\$8,799,400
Total	\$6,166,000	\$34,009,600
Priority A	\$3,297,200	\$1,063,100
Priority B	\$1,957,300	\$25,144,900
Priority C	\$911,400	\$7,801,500
Total	\$6,166,000	\$34,009,600

Total	\$552,700	\$567,000	\$587,300	\$568,800
Priority C		\$71,200		\$95,000
Priority B	\$552,700	\$495,800	\$587,300	\$473,800
Priority A				
Total	\$552,700	\$567,000	\$587,300	\$568,800
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Mechanical	\$208,200	\$174,300	\$270,100	\$158,400
Electrical	\$115,900	\$141,100	\$136,800	\$134,900
Interior Architecture	\$48,200	\$71,200		\$95,000
Exterior Architecture				
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 278

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Masonry: Brick	67%			LIFE	* *	5	\$452,900	A
Masonry: Brick	25%	Now	\$295,900	LIFE	**	5	\$169,000	A
			xtent : Moderate, A cade Section A	rea Affe	cted : 10%			
Window Wall	5%			2043	* *	5	\$126,700	A
Window Wall	3%			2049	* *	5	\$76,000	A
		nstruction, 1 : New Ann	Extent : Light, Are ex	a Affecte	ed : 100%			
Windows								
Aluminum	100%			2039	* *	5	\$126,500	A
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$43,200	A
Metal Rail	10%			2036	* *	5-10	\$91,800	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$16,000	A
Roof								
IRMA/Protected Membrane	80%	Now	\$2,798,100	2033	* *			A
		-	Extent: Moderate	e, Area A	ffected : 25%			
	Location	ı : Over 10t	h Floor Section A					
		s/Displaced, 1 : Through	Extent : Moderate out	e, Area Ą	ffected : 20%			
	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Stair 10a	, Room 9d Various	s Locatio	ns On 10th Floor	Section A		
Modified Bitumen	10%			2031	* *	10	\$36,100	
		nstruction, ı : New Ann	Extent : Light, Are ex	a Affecte	ed : 100%		, ,	
Roll Roofing	5%	Now	\$84,100	2025	* *	5	\$15,000	
Ron Roomig			#04,100 lerate, Area Affecte			3	Ψ15,000	Λ
		ı : Over 10t						
			: Moderate, Area A	Affected	. 25%			
		ı : Over 10t		JJ = 20000 V				
Skylight, Metal/Glass	5%			2043	* *	10	\$60,100	
Interior	370			2013		10	Ψ00,100	

Interior

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

Asset #: 278

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	10%			2022	\$780,400	3	\$190,000	C
Cast in Place Concrete	10%			LIFE	* *	5	\$277,100	C
Ceramic Tile	5%		\$73,100	2032	* *	5	\$31,700	C
	_	_	Extent : Moderate os Developing Pit	, Area Aj	ffected : 10%			
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$285,000	С
Vinyl Tile	60%	Now	\$755,000	2028	* *	3	\$285,000	C
	Location Cracking	ı : Through	Extent : Light, Are		-			
Vinyl Tile	5%			2031	* *	3	\$23,700	С
Interior Walls								
Ceramic Tile	10%			2032	* *	5	\$166,600	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$66,600	C
Fabric on Framing	20%			2024	\$6,373,000	5	\$166,600	C
Gypsum Board	50%			LIFE	* *	5	\$499,900	C
Gypsum Board	5%			LIFE	* *	5	\$50,000	C
Masonry: Brick	5%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn				2028	* *	5	\$709,900	В
AcousTileSusp.Lay-In	28%			2036	* *	5	\$353,400	В
AcousTileSusp.Lay-In	5%			2040	* *	5	\$63,100	В
Exposed Struc: Steel	7%			LIFE	* *			В
Gypsum Board	_		\$16,600 Extent : Moderate	LIFE , Area Aj	* * ffected : 2%	5	\$78,900	В
	Water Per	netration, E	xtent : Moderate, A or Section A, Stair		cted : 10%			
Metal Panel	10%			LIFE	* *	5	\$157,700	В

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2023	\$169,700	5	\$4,400	В
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : 3 - Main Service Protec	tors Rate	ed @ 5000 Ampere	s Each		
Transformers						
Dry Type	100%	2021	\$14,500	5	\$3,200	В
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Electrical Room					
	Explanation: 3 - 1000 Kva, 460/208/1	20 Volts				

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.

Electrical	Cı	Current Repair Future Replacement				Maintenance		
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%		2023	\$295,100	5	\$1,900	В	
Molded Case Bkrs	50%		2023	\$295,100	5	\$11,200	В	
Raceway								
Conduit	90%		2023	\$757,700	1		В	
Conduit	10%		2043	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2039	* *	5	\$2,000	В	
Molded Case Bkrs	45%		2022	\$386,600	5	\$10,100	В	
Molded Case Bkrs	45%		2031	* *	5	\$10,100	В	
Wiring								
Thermoplastic	90%		2023	\$857,200	1		В	
Thermoplastic	10%		2043	* *	1		В	
Motor Controllers								
Locally Mounted	10%		2021	\$159,600	5	\$600	В	
Motor Control Center	50%		2021	\$798,200	5	\$11,600	В	
Motor Control Center	40%		2028	* *	5	\$9,200	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$12,500	В	
	Other Observe	ation, Extent : Moderate, A	Area Affe	ected : 100%				
	Location: W	/ater Main						
	Explanation	: Connected With Main W	ater Pip	e				
Stand-by Power								
Transfer Switches								
Automatic	90%		2021	\$10,200	1	\$235,100	В	
Automatic	10%		2040	* *	1	\$26,100	В	
Generators								
Diesel	70%		2019	\$53,500	1	\$229,400	В	
		ation, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : G	Fenerator Room						
	Explanation	: Two 1000 Kw Waukesho	i					
Diesel	30%		2036	* *	1	\$98,300	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: G	Senerator Room						
	Explanation	: Caterpillar Genset Rate	d @ 200	0 Kw				
Batteries								
Lead/Acid	30%		2018	\$200	5	\$9,400	В	
Nickel Cadmium	70%		2018	\$500	5	\$132,100	В	

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.

Asset #: 278

% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	-	Estimated Cost	Priority	
			(Yrs)		Code	
	•					
			_			
50%	2031	* *	5	\$78,500	В	
		ctea : 100%				
		* *	5	\$26,200	В	
Other Observation, Extent .			3	\$20,200	Б	
_	lons Canacity					
Expunuion: 10,000 Gui	ions capacity					
95%	2028	* *	10	\$737,500	В	
Other Observation, Extent .	: Moderate, Area Affe	cted : 100%				
Location: Throughout Th	e Building					
Explanation: T-8 Lamps						
4%	2028	* *	10	\$31,100	В	
	: Moderate, Area Affe	cted : 100%				
1%	2018	\$36,800	10	\$300	В	
50 0/	2029	* *	1		D	
					B B	
30%	2028		1		Б	
100%	2023	\$368 100	10	\$2 700	В	
100/0	2023	Ψ300,100	10	Ψ2,700		
100%	2026	* *	5	\$25,000	В	
70%					D	
			1	\$95,000	В	
Other Observation, Extent: Moderate, Area Affected: 100%						
Explanation : CCTV Surv	eiliance System					
10004	2022	\$10 <i>4</i> 19 000	1 2	\$522.500	В	
			1-3	\$522,300	D	
_	=	on. Alarm Rells An	d Smoke	Detectors		
	Location: Generator Roc Explanation: 275 Gallon 50% Other Observation, Extent Location: Underground Explanation: 10,000 Gal 95% Other Observation, Extent Location: Throughout The Explanation: T-8 Lamps 4% Other Observation, Extent Location: Corridors Explanation: Compact F 1% 50% 50% 100% 100% 70% 30% Other Observation, Extent Location: Hallways And Explanation: CCTV Surv 100% Other Observation, Extent Location: Throughout The Location: Throughout The Location: Throughout The	Location: Generator Room Explanation: 275 Gallons Capacity 50% LIFE Other Observation, Extent: Moderate, Area Affe Location: Underground Explanation: 10,000 Gallons Capacity 95% 2028 Other Observation, Extent: Moderate, Area Affe Location: Throughout The Building Explanation: T-8 Lamps 4% 2028 Other Observation, Extent: Moderate, Area Affe Location: Corridors Explanation: Compact Fluorescent Lighting F 1% 2018 50% 2028 50% 2028 100% 2023 100% 2023 Other Observation, Extent: Moderate, Area Affe Location: Hallways And Outside Building Explanation: CCTV Surveillance System 100% 2023 Other Observation, Extent: Moderate, Area Affe Location: Throughout The Building	Som	Location : Generator Room Explanation : 275 Gallons Capacity 50%	Location : Generator Room Explanation : 275 Gallons Capacity 50% LIFE ** 5 \$26,200	

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

Heating

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

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

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

Asset #: 278

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source	4.00							_	
Campus Steam	100%			2033	* *	1		В	
			Extent : Severe, Are	a Affecte	d: 100%				
		: Through		<i>a</i> .	D 11 11				
	Explana	tion : Stear	n Is Provided From	Service	Building				
Conversion Equipment	1.000/			2026	ale ale		0.410.600	ъ	
Heat Exchanger	100%			2026	* *	1	\$419,600	В	
			Extent : Light, Area		: 100%				
			or Mechanical Room	n					
- · · · ·	Explana	tion : 14 U	nits						
Distribution	000/	2.4	# 40 4 2 00	2021	* *	4	ф 22 400	ъ	
Hot Wtr Piping/Pump	80%	2-4	\$404,200	2031	* *	4	\$33,400	В	
			evere, Area Affecte	d: 20%					
		: Through	cout						
Steam Piping/Pump	20%			2033	* *	4	\$8,400	В	
Terminal Devices									
Air Handler	50%			2023	\$2,711,800	1	\$262,000	В	
Convector/Radiator	20%			2028	* *	1	\$54,800	В	
Induction Unit	30%			2026	* *	1	\$82,200	В	
Air Conditioning									
Distribution									
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$41,800	В	
Terminal Devices									
Air Handler/Cool/Ht	70%			2023	\$2,990,800	1	\$366,800	В	
Induction Unit	30%			2023	\$1,679,800	1	\$82,200	В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$472,000	В	
Exhaust Fans									
Interior	95%			2023	\$1,056,400	2	\$24,800	В	
Roof	5%			2023	\$40,000	2	\$1,300	В	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	* *	1		В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%	Now	\$28,100	LIFE	* *	1		В	
	Corroded,	Extent: S	evere, Area Affecte	d: 2%					
	Location	ı : Staircas	e A - 10th Floor						
Sump Pump(s)									
Not Accessible	100%							D	
Sewage Ejector(s)									
Electric	100%			2023	\$10,800	4	\$2,000	В	
Backflow Preventer					. ,		. ,		
Not Accessible	100%							D	

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

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

Mechanical	Current Repair	Future Replac	ement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Light	, Area Affected : 100%					
	Location: (14) B-10 (2) B-11						
	Explanation: 16 Units						
Escalators							
Over 20' Rise	100%	LIFE	* *			C	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 1st To 2nd Floor Up	& Down					
	Explanation: 2 Units						
Fire Suppression							
Standpipe							
Generic	100%	2043	* *	1-5	\$427,500	В	
Sprinkler							
Generic	100%	2033	* *	1-2	\$237,500	В	

Page: 390

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 12-Jan-2012 Landmark Status : NONE

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

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$761,400	\$64,700
Interior Architecture		\$127,700
Electrical		\$1,634,400
Mechanical	\$223,300	\$997,300
Total	\$984,800	\$2,824,100
Priority A	\$761,400	\$64,700
Priority B	\$223,300	\$2,631,700
Priority C		\$127,700
Total	\$984,800	\$2,824,100

Total	\$58,800	\$72,200	\$57,500	\$55,500
Priority C			\$400	
Priority B	\$58,800	\$44,800	\$57,100	\$52,400
Priority A		\$27,500		\$3,100
Total	\$58,800	\$72,200	\$57,500	\$55,500
Mechanical	\$49,800	\$24,300	\$46,100	\$32,700
Electrical	\$9,000	\$20,500	\$11,000	\$19,700
Interior Architecture			\$400	
Exterior Architecture		\$27,500		\$3,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 279

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							ı
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	\$64,700	A
Metal Coiling Doors	3%			2028	* *	5	\$6,200	A
Windows								
Aluminum	50%			2039	* *	5	\$600	A
Metal Louvers	50%			2032	* *	10	\$3,400	A
Parapets								
Masonry: Brick	85%		\$296,100	LIFE	* *	5	\$21,300	A
			ings, Extent : Mod	erate, Ar	rea Affected : 50%			
	Location	ı : Through	out					
Metal Rail	10%			2036	* *	5-10	\$45,200	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$7,900	A
Roof								
IRMA/Protected Membrane	95%	Now	\$465,400	2033	* *			A
		s/Displaced 1 : Through	, Extent : Moderate out	e, Area A	ffected : 20%			
		aged Flash 1: Through	ings, Extent : Mod out	erate, Ar	rea Affected : 50%			
	Vegetation Growth, Extent : Moderate, Area Affected : 30% Location : Throughout							
			xtent : Moderate, A	Area Affe	cted : 10%			
		n : Over Th	ird Floor					
Roll Roofing	5%			2019	\$11,800	5	\$4,200	A
Interior								
Floors	0.50				de de	_	4125 5 00	
Cast in Place Concrete	95%			LIFE	**	5	\$127,700	C
Vinyl Tile	5%			2023	\$30,500	3	\$1,200	С
Interior Walls	5 0/			TIPE	* *			C
Cast in Place Concrete	5%			LIFE	* *	_	¢21 200	C
Concrete Masonry Unit	95%			LIFE	~ *	5	\$21,300	C
Ceilings	750/			LIDE	* *	5	¢7 200	D
Exposed Concrete Exposed Struc: Steel	75% 25%			LIFE LIFE	* *	3	\$7,200	B B
Exposed Struct Steet	23%			LIFE				D

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2023	\$16,700	5	\$300	В
	Other Observation, Extent : Moderate	, Area Affec	cted : 100%			
	Location: Electrical Room					
	Explanation : 4- Main Service Disco	nnect Switc	ches Rated @ 5000) Ampere	es Each	

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.

Asset #: 279

Electrical		Current Repair Future		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2021	\$14,500	5	\$200	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Electrico						
	Explana	tion : 3 - 13	5 Kva , 480/208/120	Ov				
Switchgear / Switchboard	500 /			2022	#20.000	~	#100	D
Fused Disc Sw	50%			2023	\$38,800	5	\$100	В
Fused Disc Sw	20%			2033		5	\$100	В
Molded Case Bkrs	30%			2023	\$23,300	5	\$500	В
Raceway	000/			2022	¢c4 100	1		D
Conduit Conduit	90% 10%			2023 2043	\$64,100 * *	1 1		B B
Panelboards	10%			2043		1		D
Fused Disc Sw	10%			2039	* *	5	\$200	В
Molded Case Bkrs	90%			2039	\$47,700	<i>5</i>	\$1,600	В
Wiring	90%			2022	\$47,700	3	\$1,000	Б
Thermoplastic	90%			2023	\$73,100	1		В
Thermoplastic	10%			2023	\$75,100 **	1		В
Motor Controllers	1070			2043		1		ъ
Locally Mounted	5%			2021	\$3,300	5		В
Locally Mounted	5%			2036	**	5		В
Motor Control Center	45%			2028	* *	5	\$800	В
Motor Control Center	45%			2021	\$29,900	5	\$800	В
Ground	1370			2021	Ψ2,,,,,		φοσσ	ь
Grounding Devices								
Not Accessible	100%							D
			Extent : Light, Area	Affected	!: 0%			
		n : Basemer						
	Explana Insulatio		ected To Metal Wa	ter Pipe.	Point Of Contact	Not Visil	ble; Covered With	
Stand-by Power								
Transfer Switches								
Automatic	75%			2021	\$8,500	1	\$15,200	В
Automatic	25%			2036	* *	1	\$5,100	В
Generators								
Diesel	70%			2019	\$53,500	1	\$17,700	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Generat						
	Explana	tion : Two	Waukesha 1000 Kv	V				
Diesel	30%			2026	* *	1	\$7,600	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Generat	or Room					
	Explana	tion : Rated	d @ 1400kw					
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$14,600	В

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

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

Asset #: 279

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
tand-by Power								
Fuel Storage								
Day Tank	50%	2031	* *	5	\$6,100	В		
	Other Observation, Extent Location : Generator Ro Explanation : 100 Gallo	oom	cted : 100%					
Underground Storage	50%	LIFE	* *	5	\$2,000	В		
	Other Observation, Extent Location : Underground Explanation : 10,000 Ga		ected : 100%					
ighting								
Interior Lighting								
Fluorescent	97%	2023	\$392,600	10	\$58,200	В		
	Other Observation, Extent Location: Throughout T Explanation: T-8 Lamps	he Building	ected : 100%					
HID	2%	2018	\$5,700	10		В		
Incandescent	1%	2018	\$4,000	2		В		
Egress Lighting	1,0	2010	4.,000	_				
Emergency, Service	50%	2023	\$5,700	1		В		
Exit, Service	50%	2023	\$5,700	1		В		
Exterior Lighting			1 - 7					
HID	100%	2023	\$28,500	10	\$200	В		
.larm			, , ,		·			
Security System								
No Component	70%					D		
Generic	30%	2023	\$70,600	1	\$7,400	В		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%					
	Location: Hallways							
	Explanation: CCTV Sur	veillance System And I	Intrusion Alarm Sy	stem				
Fire/Smoke Detection								
Generic	100%	2023	\$805,800	1-3	\$40,400	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lig	hts, Manual Pull Statio	on And Smoke Dete	ectors An	d Horns			

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2043	**	1		В

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.

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 Code
Heating								
Conversion Equipment	1000/			2025	de de		\$54.000	
Steam Boiler	100%		7 7 . 7 . 4	2036	* *	1	\$64,900	В
			Extent : Light, Area nt Boiler Room	Affected .	: 100%			
				Entino II o	amital Commlan 2	Hoat En	oh an a ana Camaant	
		non : 4 On Hot Water	its To Service The I	znure no:	spiiai Compiex. 2	пеш Ех	cnangers Converi	
Distribution								
Hot Wtr Piping/Pump	20%			2039	* *	4	\$1,000	В
Steam Piping/Pump	80%			2033	* *	4	\$2,600	В
Terminal Devices								
Air Handler	60%		\$25,200	2023	\$251,700	1	\$21,900	В
			loderate, Area Affe		6			
			rd Floor Mechanic					
Fan Coil Unit/Heat	20%			2023	\$233,000	1	\$4,200	В
Unit Heater-Stm/HW	20%			2023	\$100,500	4	\$1,800	В
Air Conditioning								
Energy Source	1000/			2021	* *			ъ
Electricity	100%			2031	* *	1		В
Conversion Equipment	1.000/			2022	* *		ф 7 0,000	D
Centrifugal, Elec Chiller			tout . Liabt Anna A	2032		1	\$70,900	В
	-	_	tent : Light, Area A or Refrigeration Pla		100%			
			Extent : Light, Area		. 100%			
			or Refrigeration Pla		. 10070			
			its Service The Enti		al Complex			
Distribution	Вхрита	non. Ton	iis Service The Emi	re Hospii	at Comptex			
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$4,800	В
Terminal Devices							. ,	
Air Handler/Cool/Ht	100%			2023	\$330,500	1	\$40,500	В
Heat Rejection								
Water Cool Tower	100%	0-2	\$223,300	2028	* *	2	\$52,700	В
	Corroded	, Extent : M	loderate, Area Affe	cted : 30%	6			
	Location	ı:Roof						
	Damaged Location		evere, Area Affecte	d : 20%				
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,500	В
Exhaust Fans				• 0		_		_
Interior	95%			2023	\$81,700	2	\$1,900	В
Roof	5%			2023	\$3,100	2	\$100	В
Plumbing								
H/C Water Piping	700/			2022	* *	1		D
Brass/Copper	70%			2033	* *	1		В
Galv Iron/Steel	30%			2028	* *	1		В

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.

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$6,500	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: 3rd Floor Med	chnical Room				
	Explanation : Provide Ho	ot Water To Entire Hos	spital Complex			
Sanitary Piping						,
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2028	* *	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,000	В
Fixtures						
Generic	100%					В
Fire Suppression						,
Standpipe						
Generic	100%	2033	* *	1-5	\$34,300	В
Fire Pump						,
Generic	100%	2026	* *	1	\$12,300	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Services Tl	ne Entire Hospital Con	nplex			

Page: 396

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 166,746 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2012 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,247,700	\$629,500
Interior Architecture	\$481,800	\$505,100
Mechanical	\$377,400	\$659,000
Total	\$3,106,800	\$1,793,700
Priority A	\$2,247,700	\$629,500
Priority B	\$509,400	\$748,300
Priority C	\$349,800	\$415,800
Total	\$3,106,800	\$1,793,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$13,800			
Interior Architecture	\$46,700	\$10,200	\$12,800	\$8,900
Mechanical	\$53,300	\$15,800	\$30,500	\$14,400
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
Total	\$155,200	\$67,400	\$84,700	\$64,800
Priority A	\$13,800			
Priority B	\$117,100	\$57,200	\$71,900	\$55,900
Priority C	\$24,400	\$10,200	\$12,800	\$8,900
Total	\$155,200	\$67,400	\$84,700	\$64,800



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

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

Asset #: 749

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Masonry: Brick	80%			LIFE	**	5	\$259,000	Α
	Location .		xtent : Severe, Are	а Ађесте	a: 100%			
		_		or 2008 S	Survey, Building Cl	losed Du	a To Hurricana	
			nd 13 1 10m Octob odated Survey Req		urvey, Building Ci	озеи Ди	e 10 Hurricane	
Metal/Glass Curt Wall	15%	0 1		LIFE	* *	5	\$91,000	A
Window Wall	5%			2044	* *	5	\$30,300	A
Windows								
Aluminum	100%	4+	\$1,832,700	2049	* *	5	\$18,300	A
	Glazing Bro	oken/Craci	ked, Extent : Mode	rate, Are	ea Affected : 15%			
	Location .							
			Extent: Moderate	, Area Ą	ffected : 100%			
	Location .	_						
			g, Extent : Modera	te, Area	Affected : 100%			
	Location .	: Through	out					
Parapets	000/			TTEE	* *	7 10	Φ1 21 <00	
Masonry: Brick	80%			LIFE	**	5-10	\$121,600	A
Metal Rail	20%			2037		5-10	\$80,300	A
Roof IRMA/Protected	40%			2024	\$236,000	10	\$24,300	A
Membrane	40/0			2024	Ψ230,000	10	Ψ24,300	11
Modified Bitumen	10%	2-4	\$13,800	2029	* *			A
		Growth, E	xtent : Moderate, 1	Area Affe	ected : 30%			
	Location :							
Traffic Topping	50%	Now	\$87,400	2024	\$218,500			A
11 6	Water Pene	tration, E	xtent : Severe, Are					
	Location .	: Through	out Outdoor Tenni	s Courts				
Interior								
Floors								
Carpet	10%			2025	* *	3	\$30,600	C
Cast in Place Concrete	10%			LIFE	* *	5	\$89,300	C
Ceramic Tile	5%			2033	* *	5	\$10,200	C
Granite Panels	5%			LIFE	* *	5	\$15,300	C
Vinyl Tile	50%	NT	ФО1 200	2029	**	3	\$38,300	C
Vinyl Tile	15%	Now	\$91,300 Extent : Severe, A	2024	\$304,300	3	\$11,500	C
	Loose/Deta Location .			Area Ajje	ciea : 40%			
и с		. 14111 1 100						
Under Construction	5%							D
Interior Walls	1 50/			LIEE	* *	5	\$22.400	C
Concrete Masonry Unit Plaster	15% 70%			LIFE LIFE	* *	5 5-10	\$33,400 \$165,800	C C
Plaster	10%	Now	\$106,600	LIFE	* *	5	\$8,400	C
1 105101			Extent : Severe, A			5	ψ 0,400	C
	_	: 14th Floo						
Under Construction	5%							D

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

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

Asset #: 749

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	* *	5	\$178,700	В
AcousTileSusp.Lay-In	15%	Now	\$42,600	2029	* *	5	\$15,300	В
	Water Pen	etration, E	xtent : Severe, Area	a Affecte	d : 40%			
	Location	: Through	out From Tennis Co	ourt Rooj	f			
Exposed Concrete	10%			LIFE	* *	5-10	\$25,500	В
Under Construction	5%							D

Electrical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
			Extent : Light, Area	Affected	!: 0%			
	Location							
	Explana	tion: This	Building Was Floo	ded Due	To Hurricane San	dy.		
Transformers	1.000/							-
Not Accessible	100%							D
Switchgear / Switchboard	1.000/							-
Not Accessible	100%							D
Raceway	1.000/							-
Not Accessible	100%							D
Panelboards	1.000/							ъ
Not Accessible	100%							D
Wiring	1.000/							ъ
Not Accessible	100%							D
Motor Controllers	1.000/							ъ
Not Accessible	100%							D
Ground								
Grounding Devices Not Accessible	100%							D
	100%							<u>D</u>
Stand-by Power Transfer Switches								
Not Accessible	100%							D
Generators	10070							<u> </u>
Not Accessible	100%							D
Batteries	10070							
Not Accessible	100%							D
Fuel Storage	10070							<u> </u>
Not Accessible	100%							D
Lighting	100/0							<u> </u>
Interior Lighting								
Not Accessible	100%							D
Egress Lighting	100/0							
Not Accessible	100%							D

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.

Asset #: 749

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Lightning Protection				
Arresters/Cabling				
Not Accessible	100%			D
Alarm				
Security System				
Not Accessible	100%			D
Fire/Smoke Detection				
Not Accessible	100%			D

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type		il Date Est Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
eating									
Energy Source									
Campus Steam	100% N	Now	\$10,700	2034	* *	1		В	
	Corroded, Ext								
	Location : S	team Line In	n Tunnel From	Main Bı	uilding				
	Other Observe			Affected	: 100%				
	Location: F								
	Explanation	: Temporar	ry Boiler Set U	p On Str	eet Due To Hurric	ane Sand	ly Flood Damage		
Conversion Equipment									
Heat Exchanger	80%			2020	\$27,700	1	\$54,100	В	
	Other Observe			Affected	: 100%				
	Location: T	-							
	Explanation	: No Acces	s For Survey L	ue To H	urricane Sandy Flo	ooding			
Pres. Reducing Valve/L Steam	P 20%			2027	* *	5	\$1,600	В	
Distribution									
Hot Wtr Piping/Pump	80% N	Now	\$195,500	2032	* *	4	\$5,400	В	
	Corroded, Ext	tent : Severe	e, Area Affecte	d: 30%					
	Location: B	Basement Me	echanical Roor	n					
Steam Piping/Pump	20% N	Now	\$45,300	2034	* *	4	\$1,300	В	
1 2 1	Corroded, Ext	tent : Severe		d: 30%			. ,		
	Location: Basement Mechanical Room								
Terminal Devices									
Air Handler	20% N	Now	\$52,500	2024	\$174,900	1	\$15,200	В	
	Corroded, Ext	tent : Moder	rate, Area Affe	cted : 30	%				
	Location: B	Sasement							
Convector/Radiator	80%			2029	* *	1	\$35,300	В	
ir Conditioning									
Energy Source									
Electricity	100%			2032	* *	1		В	

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.

Asset #: 749

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	20%			2024	\$110,100	1	\$12,700	В	
	Location	: Through	Extent : Light, Area out ccess For Survey	Affected	: 100%				
Window/Wall Unit No Component	50% 30%			2019	\$166,700	1		B D	
Distribution Chilled Wtr Pipe/Pump No Component	20% 80%			2024	\$111,000	4	\$2,000	B D	
Terminal Devices Air Handler/Cool/Ht No Component	20% 80%			2024	\$96,400	1	\$16,900	B D	
Heat Rejection Evap Condenser	Location	: Basemer	\$18,500 evere, Area Affected at Mechanical Roon Extent : Severe, Ar	ı	* * ted : 10%	2	\$15,200	В	
No Component			nt Mechanical Room					D	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$120,500	В	
Exhaust Fans Roof	100% Other Obs	: Through	Extent : Light, Area out ccess For Survey	2029	**	2	\$4,200	В	
Plumbing									
H/C Water Piping Brass/Copper	100%			2034	* *	1		В	
HW Heat Exchanger Low Temp		0-2 led Life, Ex a: 14th Flo	\$50,300 etent : Severe, Area or	2054 Affected	**: 100%	4	\$13,500	В	
	Other Observation, Extent : Light, Area Affected : 100% Location : Building Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors								
Sanitary Piping	1 - 300 (Janon Tan	d Serving Lower Flo	<i>5013</i>					
Cast Iron	Location	: Through	Extent : Light, Area : out ccess For Survey	LIFE Affected	**: 100%	1		В	
Storm Drain Piping	-								
Cast Iron	100%			LIFE	* *	1		В	

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

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

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing					
Sump Pump(s)					
Rigid Piping	100%	2024 \$10,80	0 4	\$2,000	В
Backflow Preventer					
Generic	100%	2029 *	* 1	\$8,400	В
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE *	*		C
	Other Observation, Extent : Lig	ght, Area Affected : 100%			
	Location : B-16				
	Explanation: 3 Units				
Fire Suppression					
Standpipe					
Not Accessible	100%				D
Sprinkler					
Not Accessible	100%				D
Fire Pump					
Not Accessible	100%				D
Chemical System					
Not Accessible	100%				D

Page: 402

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : METROPOLITAN HOSPITAL MAIN BUILDING

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 898,023 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,11,15,16,18

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$5,081,300	\$1,310,800
Interior Architecture	\$2,111,800	\$8,626,400
Electrical	\$515,900	\$8,881,200
Mechanical	\$6,454,200	\$5,904,300
Total	\$14,163,300	\$24,722,700
Priority A	\$5,081,300	\$1,310,800
Priority B	\$7,970,800	\$15,750,400
Priority C	\$1,111,100	\$7,661,400
Total	\$14,163,300	\$24,722,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$28,700			
Interior Architecture	\$150,200		\$59,100	\$104,500
Electrical	\$177,400	\$78,600	\$88,600	\$92,100
Mechanical	\$349,600	\$255,900	\$390,700	\$288,200
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$919,000	\$547,700	\$751,600	\$697,900
Duionity: A	¢28 700			
Priority A	\$28,700			
Priority B	\$28,700 \$740,100	\$547,700	\$692,500	\$593,500
•		\$547,700	\$692,500 \$59,100	\$593,500 \$104,500



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

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

rchitecture	Cu	rrent Re	epair	Futur	e Replacement	Maintenance			
ystem Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Exterior Walls									
Cast in Place Concrete		ow	\$45,300	LIFE	**	5	\$67,400	Α	
		_			rea Affected : 20%				
		inopies	At Receiving Cou	-					
Masonry: Brick	88%			LIFE	* *	5	\$1,186,100	A	
Masonry: Brick		ow	\$47,200	LIFE	* *	5	\$13,500	A	
	_		Extent : Severe, A		ected : 100%				
			ay To Pediatric E		1 1000/				
			tent : Severe, Ared		ed : 100%				
			To Pediatric Entre			ъ.	1 771		
			Supporting Conc wrily Supported By		kway Are Severily Columns.	Deterior	ated. The		
Masonry: Granite	3%			LIFE	* *	5	\$30,300	A	
Metal Panel	2%			2044	* *	5-10	\$92,700	A	
Window Wall	3%			2044	* *	5	\$75,800	A	
Windows									
Aluminum	70%			2040	* *	5	\$198,900	A	
Aluminum		ow	\$713,200	2049	**	5	\$7,100	A	
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Basement								
		_			cc . 1 500/				
			Extent : Moderate	, Area A	ffected: 50%				
	Location : Th								
Aluminum		ow	\$2,852,900	2049	**	5	\$28,400	A	
			t, Extent : Modera	te, Area	Affected: 25%				
	Location : Th	_		1.00	1 500/				
	-		it : Moderate, Are	a Affecte	ed: 50%				
	Location : Th	irougho	ut						
Glass Block	3%			LIFE	**	5	\$10,700	A	
Metal Louvers	2%			2033	* *	10	\$35,500	A	
Parapets	0.0-1								
Masonry: Brick	80%			LIFE	* *	5-10	\$185,200	A	
Metal Rail	20%			2037	* *	5-10	\$122,300	A	

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

Asset #: 281

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior	•							•		
Roof	1.00/		0.12.100	2020	ماد ماد	_	Φ 7 200			
Asphalt Macadam	10%		\$43,400	2029	* *	5	\$7,300	A		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Parking Driveway Over Cenrtal Stores									
		_	Extent : Severe, Area							
			Driveway Over Ce							
Built-Up (BUR)	10%		<u> </u>	2024	\$124,200	10	\$22,000	A		
IRMA/Protected	5%	Now	\$133,600	2034	**		, ,,,,,,	A		
Membrane										
		_	ings, Extent : Mod							
			w Born Pavillion C							
			Extent : Moderate, A							
			w Born Pavillion C							
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Over New Born Pavillion									
		tion : Traff								
IRMA/Protected Membrane	10%	Now	\$213,800	2034	* *			A		
Weinstane	Water Pen	etration, E	Extent : Moderate, A	Area Affe	cted : 20%					
			ditorium And Emer							
	Worn/Ero	ded, Exteni	: Moderate, Area	Affected .	: 25%					
	Location	: Over Au	ditorium And Emer	gency R	oom					
IRMA/Protected Membrane	5%	Now	\$106,900	2034	* *			A		
		Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
			nergency Room							
	Water Penetration, Extent: Moderate, Area Affected: 10%									
	Location: Over Emergency Room									
	Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Over Emergency Room									
Modified Bitumen	50%	. Over En	ergency Room	2020	* *	10	¢110.200	Λ.		
Single Ply Membrane	5%	Now	\$8,200	2029 2024	\$40,800	10	\$110,200	A A		
Single Fly Membrane								A		
	Seams Open/Split, Extent : Moderate, Area Affected : 10% Location : Over Third Floor Opd									
			Extent : Moderate, A	Area Affe	cted : 10%					
	Location	: Over Th	ird Floor Opd							
Skylight, Plastic	3%			2037	* *	1		Α		
Traffic Topping	2%			2029	* *	10	\$7,300	A		

Interior

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

Asset #: 281

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	5%			2023	\$338,800	3	\$82,500	C
Cast in Place Concrete	5%			LIFE	* *	5	\$240,500	C
Ceramic Tile	3%			2033	* *	5	\$33,000	C
Quarry Tile	3%			2037	* *	5	\$49,500	C
Terrazzo	5%			LIFE	* *	5	\$85,900	C
Traffic Topping	10%			2032	* *	5	\$137,500	C
Vinyl Tile	55%			2024	\$6,008,700	3	\$302,400	C
Vinyl Tile	9%			2019	\$983,200	3	\$49,500	C
,		ervation, E	xtent : Moderate, A				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		: Corridor						
	Explanati	ion : 9 incl	x 9 inch Tiles					
Vinyl Tile	5%			2032	* *	3	\$20,600	С
Interior Walls							+,	
Ceramic Tile	5%			2027	* *	5	\$84,100	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$134,600	C
Fiberglass Panel	2%			LIFE	* *	10	\$8,400	Č
Gypsum Board	10%			LIFE	* *	5-10	\$286,100	C
Granite Panels	5%			LIFE	* *	10	\$33,700	C
Marble Panels	3%			LIFE	* *	10	\$20,200	C
Plaster	45%			LIFE	* *	5-10	\$643,600	C
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$168,300	C
Ceilings							+,	
AcousTileConcealSpLn	50%			2029	* *	5	\$687,300	В
		etration, E	xtent : Moderate, A		cted : 20%		, , , , , , , , , , , , , , , , , , , ,	
			n Pavillion, Emerg					
AcousTileSusp.Lay-In	33%			2037	* *	5	\$362,900	В
Exposed Concrete	5%	Now	\$662,900	LIFE	* *	5	\$8,600	В
Exposed Concrete	Exposed Re	einforceme	nt, Extent : Severe Stores Room In Bas	, Area Aj	fected : 25%	3	ψ0,000	Б
			xtent : Severe, Area		d · 50%			
			Stores Room In Bas		u . 5070			
			xtent : Severe, Are		1 · 50%			
			stores Room In Bas		a . 3070			
			nores Room in Bas ision Joint Failure					
Metal Panel	5%	. 7		LIFE	* *	5	\$137,500	В
Metal Panel	2%			LIFE	* *	5	\$55,000	В
Plaster	5%			LIFE	* *	5-10	\$94,500	В
1 145101		etration E	xtent : Severe, Ared			5-10	Ψ/π,500	ט
		: Auditorii		. 1 19 5 0 0 1 0	. 10/0			

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

Under 600 Volts

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.

Asset #: 281

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Service Equipment Air Circuit Breaker	50% Other Observation, Extent : Moderate, Location : Electrical Room I	2024 Area Affed	\$79,600 cted : 100%	5	\$1,900	В	
	Explanation: 2-3000 Amperes Main	Service Pr	rotectors				
Air Circuit Breaker	50% Other Observation, Extent : Moderate, Location : Electrical Room 2			5	\$1,900	В	
	Explanation: 2-4000 Amperes Main	Service Pi	rotectors				
Transformers	7 00/	2020	* *	_	ф1.400		
Dry Type	50% Other Observation, Extent: Moderate, Location: Electrical Room 1 Explanation: 112 Kva, 480/277/208			5	\$1,400	В	
Dry Type	50% Other Observation, Extent: Moderate, Location: Electrical Room 2 Explanation: 150 Kva, 480/277/120		* * cted : 100%	5	\$1,400	В	
Switchgear / Switchboard	Expunuion : 130 Rvu, 100/277/120	<i>, 0113</i>					
Molded Case Bkrs	100%	2024	\$497,000	5	\$19,500	В	
Raceway	50/	2020	* *	1		D	
Busway Conduit	5% 85%	2029 2024	\$596,300	1 1		B B	
Conduit	10%	2024	\$390,300 * *	1		В	
Panelboards	10/0	2044		1			
Fused Disc Sw	5%	2032	* *	5	\$900	В	
Molded Case Bkrs	75%	2023	\$529,600	5	\$14,600	В	
Molded Case Bkrs	10%	2032	**	5	\$2,000	В	
Molded Case Bkrs	10%	2040	* *	5	\$2,000	В	
Wiring					, ,		
Braided Cloth	65% 2-4 \$515,900 Insulation Aged, Extent : Moderate, Art Location : Throughout The Building	2049 ea Affected	* * d : 100%	1		В	
		2022	ф 2 0 5 00				
Busway	5%	2022	\$39,700	1		В	
Thermoplastic	20%	2034	* *	1		В	
Thermoplastic	10%	2044	* *	1		В	
Motor Controllers	900/	2022	¢1.0 <i>c</i> 4.200	5	\$4,000	D	
Locally Mounted Locally Mounted	80% 20%	2022 2037	\$1,064,200 * *	5 5	\$4,000 \$1,000	B B	
Ground	20%	2037		3	\$1,000	Б	
Grounding Devices							
Grounding Devices Generic	100%	LIFE	* *	5	\$21,700	В	
Stand-by Power	100/0	LIIL			Ψ21,700	ע	
Transfer Switches							
Automatic	50%	2022	\$5,600	1	\$113,400	В	
Automatic	50%	2029	* *	1	\$113,400	В	

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.

Asset #: 281

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power Generators Diesel	100% Other Observation, Extent : Moderate, Location : Generator Room Explanation : 2- Generators Rated @			1	\$284,500	В
Batteries	•					
Lead/Acid	100%	2018	\$700	5	\$27,200	В
Fuel Storage						
Day Tank	50% Other Observation, Extent: Moderate, Location: Generator Room Explanation: 2- Day Tanks - 30 Gall			5 v	\$68,200	В
Main Tank	50% Other Observation, Extent: Moderate, Location: Basement Explanation: 2- Main Tanks - 6000 C	2027 Area Affec	* * sted : 100%	5	\$10,900	В
Lighting	2.41		ar, baa Gamana e.	ap cress)		
Interior Lighting Fluorescent	15% T-5 Lamps, Extent : Moderate, Area Af	2029 fected : 10	**	10	\$101,100	В
	Location: Throughout The Building					
Fluorescent	5% T-12 Lamps, Extent : Moderate, Area A Location : Basement	2019 ffected : 1	\$227,200	10	\$33,700	В
Fluorescent	60% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: T-8 Lamps	2029 Area Affec	* * cted : 100%	10	\$404,400	В
Fluorescent	19% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: Compact Fluorescent L		* *	10	\$128,100	В
HID	1%	2029	* *	10	\$200	В
Egress Lighting						
Emergency, Service	50%	2024	\$63,500	1		В
Exit, LED	40%	2052	**	1		В
Exit, Service	10%	2024	\$12,700	1		В
Exterior Lighting HID	100%	2024	\$319,600	10	\$2,300	В
Alarm	100/0	2024	φ515,000	10	\$2,300	ъ
Security System						
No Component	60%					D
Generic	40%	2024	\$1,056,900	1	\$110,000	В
	Other Observation, Extent: Moderate, Location: Inside And Outside The Bu Explanation: C C T V Surveillance O Protection System	Area Affec ilding	eted : 100%			

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.

Asset #: 281

Electrical	Current Repair	Futur	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Alarm										
Fire/Smoke Detection										
No Component	60%					D				
Generic	40%	2024	\$3,617,900	1-3	\$186,900	В				
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%							
	Location: Hallways, Lobby, Restrooms, Mechanical Rooms									
	Explanation: Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells									

Mechanical	Current Re	Current Repair			M	aintenance				
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating										
Energy Source Fuel Oil No 6	100% 0-2	\$2,151,100	2054	* *	5	¢112 900	В			
ruel Oll No 6	Malfunctioning, Extent				3	\$113,800	D			
	Location: Oil Tanks,			u . 5070						
	On Extended Life, Exte		_	tod : 100%						
	Location : Fuel Oil To									
			_							
	Other Observation, Extent : Light, Area Affected : 100% Location : Underground Tanks									
	Explanation: 4 - 35,0									
	2 - 50,000 Gallon Tai									
Conversion Equipment	•									
Heat Exchanger	10%		2027	* *	1	\$36,400	В			
Steam Boiler	90% 0-2	\$3,826,300	2044	* *	1	\$590,100	В			
	Malfunctioning, Extent: Severe, Area Affected: 100%									
	Location: Basement									
	Obsolete Equipment, Extent : Severe, Area Affected : 100%									
	Location: Basement									
	Other Observation, Ext	ent : Light, Area	Affected	: 100%						
	Location: Basement									
	Explanation: 4 Units									
Distribution										
Hot Wtr Piping/Pump	90%		2032	* *	4	\$49,000	В			
Steam Piping/Pump	10% Now	\$30,500	2034	* *	4	\$3,600	В			
	Corroded, Extent: Mod									
	Location : Condensat	e Return Line Co	ming Fr	om 16th Floor						
Terminal Devices										
Air Handler	30%		2024	\$1,412,600	1	\$136,500	В			
Convector/Radiator	70%		2037	* *	1	\$166,500	В			
Air Conditioning										
Energy Source	1000/		26.15		_		-			
Electricity	100%		2040	* *	1		В			

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.

Asset #: 281

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Conversion Equipment	·			2022	as a		Φ # 0 < 000	ъ.	
Centrifugal, Elec Chiller			C T. I. A	2033	**	1	\$596,900	В	
	-	-	Extent : Light, Arec Chillers In The Base			Roof			
Window/Wall Unit	25%			2019	\$448,900	1		В	
Distribution									
Chilled Wtr Pipe/Pump	75%			2034	* *	4	\$27,200	В	
No Component	25%							D	
Terminal Devices									
Air Handler/Cool/Ht	75%			2024	\$2,782,100	1	\$341,200	В	
No Component	25%							D	
Heat Rejection								_	
Water Cool Tower	60%			2025	**	2	\$443,700	В	
			xtent : Light, Area	Affected	: 100%				
	Location:	-	٠.						
	Explanation	on : 3 Uni	ts						
No Component	10%				00/			D	
			Extent : Light, Area	Affected	: 0%				
	Location:	-	0.6551 5 61 111						
		on : Part	Of The 5 Chillers						
No Component	30%							D	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	¢649.900	В	
Exhaust Fans	100%			LIFE		2-5	\$648,800	D	
Interior	80%			2024	\$772,400	2	\$18,100	В	
Roof		Now	\$138,900	2024	\$772, 4 00 **	2	\$3,600	В	
Rooi			tent : Moderate, A			2	\$3,000	Ъ	
	Location:	-	iem : moderaic, m	ca rijjeci	.cu . 10070				
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1		В	
HW Heat Exchanger									
Low Temp	100%			2050	* *	4	\$72,900	В	
			xtent : Light, Area	Affected	: 100%				
	Location :								
	Explanation	on : 3 Uni	ts - Instantainious	Туре					
Sanitary Piping	405		** /					-	
Cast Iron		Now	\$94,900	LIFE	**	1		В	
			oderate, Area Affe	cted : 40%	% 0				
g	Location :	Inrough	оит						
Storm Drain Piping	1000/	NT.	Ф <i>с</i> 1 000	TIPE	* *	1		ъ	
Cast Iron	100%	Now	\$61,000 Extent : Madanata	LIFE		1		В	
	_		Extent : Moderate, . 1	<i>Агеа А</i> ЈЈе	стеа : 10%				
	Location :	siae rare	ı						

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.

Current Repair	Future Ro	Future Replacement		Maintenance			
% of Fail Date Estima Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
					_		
	T-,		4	\$1,300	В		
	lerate, Area Affected : 1	13%					
Location . Basement							
70% 0-2	\$7 500 2034	* *	4	\$900	В		
		: 100%	•	Ψ	Ь		
Location : Basement	, J						
30%	2024	\$3,200	4	\$600	В		
		,	•	+	· · · · · · · · · · · · · · · · · · ·		
100%	2029	* *	1	\$45,400	В		
100%					В		
					С		
			D R 7				
	u.15m, 2 Omis 0-10, 2	, Units In O. 1.	D B-7				
Explanation : 12 Ontis							
100%	2044	* *	1-5	\$371,100	В		
70%					D		
30%	2044	* *	1-2	\$61,900	В		
					_		
100%	2033	* *	1	\$137,500	В		
100/	2022	Φ2.000	1.0	4.700	ъ.		
			1-3	\$4,700	В		
					D		
	2022	\$5 100	1 2	¢8 300	Б В		
			1-3	φο,300	Б		
	205100, 111 cu 11JJ c 160 . 10	,0,0					
Explanation : Fire Extingu							
	100% Now Malfunctioning, Extent: Mod Location: Basement 70% 0-2 Obsolete Equipment, Extent: Location: Basement 30% 10% 10%	100% Now \$1,100 2024	Now	Now S1,100 2024 \$10,800 4	Now		

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : METROPOLITAN HOSPITAL MENTAL HEALTH

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 208,050 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,9,11,14,15,16

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,954,800	\$410,600
Interior Architecture	\$479,000	\$1,101,300
Electrical	\$190,500	\$2,396,600
Mechanical	\$42,200	\$655,500
Total	\$2,666,500	\$4,564,100
Priority A	\$1,954,800	\$410,600
Priority B	\$494,500	\$3,160,400
Priority C	\$217,100	\$993,000
Total	\$2,666,500	\$4,564,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$44,800			
Interior Architecture	\$78,900		\$48,400	\$9,600
Electrical	\$32,500	\$16,600	\$27,800	\$20,000
Mechanical	\$43,900	\$36,500	\$45,800	\$36,800
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$294,800	\$147,900	\$216,700	\$161,100
Priority A	\$44,800			
Priority B	\$205,300	\$147,900	\$193,800	\$151,600
Priority C	\$44,700		\$22,900	\$9,600



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.

Asset #: 750

Architecture	Cu	ırrent Repair	Futur	Future Replacement		Maintenance	
System Component Type		l Date Estimated Cor Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•		•				•
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$419,300	A
Granite Panels	5%		LIFE	* *	5	\$17,500	A
Marble Panels	5%		LIFE	* *	5	\$17,500	A
Windows Aluminum	1000/ N	Town \$1,619,600	0 2040	* *	5	\$16,100	٨
Aluminum	Ctrwt/Balnc N Location : T	fficient, Extent : Moder	lerate, Area	Affected : 50%	5	\$10,100	A
Parapets							
Masonry: Brick	65%		LIFE	* *	5-10	\$86,000	A
Masonry: Limestone	10%		LIFE	* *	5-10	\$23,600	A
Metal Rail	25%		2037	* *	5-10	\$87,400	A
Roof							
Asphalt Macadam	Cracking/Cru Location : L Water Penetro	Now \$6,100 mbling, Extent : Severe Priveway Over Storage A ution, Extent : Severe, A Ever Storage Area In Ba	, Area Affec Area In Bas Area Affecte	ement	5	\$1,700	A
IRMA/Protected Membrane	40%		2024	\$201,000	10	\$20,700	A
Modified Bitumen	50%		2029	* *	10	\$25,900	A
nterior						. ,	
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$111,500	C
Ceramic Tile	5%		2033	* *	5	\$12,700	C
Quarry Tile	5%		2029	* *	5	\$19,100	C
Sheet Vinyl/Rubber	15%		2024	\$619,500	5	\$57,300	C
Terrazzo	10%		LIFE	* *	5	\$39,800	C
Vinyl Tile	40%		2029	* *	3	\$38,200	C
Vinyl Tile	5%		2032	**	3	\$4,800	C
Vinyl Tile	10%	ation Entont Modonat	2019	\$253,100	3	\$12,700	C
	Location: T	_	е, Агеа Ађе	стеа : 100%			
Interior Wells	Explanation	: 9 inch X 9 inch Tiles					
Interior Walls	50/		2027	* *	5	¢17 100	C
Ceramic Tile	5% 2%		2027	* *	5 5	\$17,100 \$5,500	C
Concrete Masonry Unit			LIFE	* *	5 5-10	\$5,500 \$29,100	C C
Gyneum Roard							
Gypsum Board Plaster	5% 63%		LIFE LIFE	* *	5-10	\$183,300	C

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.

Asset #: 750

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	68%			2037	* *	5	\$216,500	В
AcousTileSusp.Lay-In	20%			2037	* *	5	\$51,000	В
Exposed Concrete	5%	Now	\$153,600	LIFE	* *	5	\$2,000	В
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 25%			
	Location	: General	Storage Area In Bo	isement				
	Exposed R	Reinforceme	ent, Extent : Severe	, Area Aj	ffected : 25%			
	Location	: General	Storage Area In Bo	isement				
	Water Per	etration, E.	xtent : Severe, Ared	a Affecte	d : 25%			
	Location	: General	Storage Area In Bo	isement				
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 30%			
	Location	: General	Storage Area In Bo	isement				
	Explana	tion : Expai	nsion Joint Failure					
Gypsum Board	5%			LIFE	* *	5-10	\$43,800	В
Metal Panel	2%			LIFE	* *	5	\$12,700	В

ectrical		Current Repair		e Replacement	Maintenance		
stem Component Type	% of 1 Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2024	\$63,700	5	\$900	В
	Other Obse	rvation, Extent : Moderat	te, Area Affe	cted : 100%			
	Location .	: Electrical Room					
	Explanati	on : 2- 4000 Amperes Ma	in Service P	rotectors			
Transformers							
Dry Type	100%		2029	* *	5	\$600	В
	Other Obse	rvation, Extent : Moderat	te, Area Affe	cted : 100%			
	Location .	: Electrical Room					
	Explanati	on : 500 Kva And 300 Kv	a, 480/208 V	Volts			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2024	\$217,400	5	\$4,500	В
Raceway							
Conduit	10%		2044	* *	1		В
Conduit	20%		2034	* *	1		В
Conduit	70%		2024	\$196,400	1		В
Panelboards							
Molded Case Bkrs	80%		2023	\$226,000	5	\$3,600	В
Molded Case Bkrs	10%		2032	* *	5	\$500	В
Molded Case Bkrs	10%		2040	* *	5	\$500	В
Wiring							
Braided Cloth	60%	2-4 \$190,50	0 2049	* *	1		В
	Insulation A	Aged, Extent : Severe, Are	ea Affected :	100%			
	Location .	Throughout The Building	g				
Thermoplastic	30%		2034	* *	1		В
Thermoplastic	10%		2044	* *	1		В

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

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

Asset #: 750

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2022	\$53,200	5	\$100	В
Locally Mounted	5%			2037	* *	5	\$100	В
Locally Mounted	15%			2022	\$79,800	5	\$200	В
Motor Control Center	70%			2022	\$372,500	5	\$3,300	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,000	В
Stand-by Power								
Transfer Switches								
Automatic	10%			2037	* *	1	\$5,300	В
Automatic	70%			2029	* *	1	\$36,800	В
Automatic	20%	2-4	\$2,300	2044	* *	1	\$9,500	В
		led Life, Ex 1 : Basemer	ctent : Moderate, Ar it	ea Affec	ted : 100%			
Generators								
Diesel	100%			2020	\$76,500	1	\$65,900	В
	Location	bservation, Extent : Moderate, Area Affected : 100% on : Generator Room nation : Emergency Generator Rated @ 675 Kw						
Batteries	Ехрійни	iion . Emei	gency Generator K	aiea w t)/ J KW			
Lead/Acid	100%			2018	\$700	5	\$6,300	В
	100%			2010	\$700	3	\$0,300	ь
Fuel Storage	50%			2032	* *	5	\$15,800	В
Day Tank	Other Obs Location	ı : Generat	Extent : Moderate, A or Room allons Capacity			3	φ1 <i>3</i> ,600	D
Main Tank	50%			2027	**	5	\$2,500	В
	Location	ı : Undergr		Area Affe	ected : 100%			
ighting	Explana	tion : 5000	Gallons Capacity					

Lighting

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.

Asset #: 750

Electrical	Current Repa	ir Futu	re Replacement	Maintenance					
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	5%	2019	. ,	10	\$7,800	В			
	Other Observation, Exten	t : Moderate, Area Afj	fected : 100%						
	Location: Basement								
	Explanation: T-12 Lam	•							
Fluorescent	80%	2029		10	\$124,900	В			
	Other Observation, Exten Location : Throughout T Explanation : T-8 Lamp	The Building	fected : 100%						
Fluorescent	10%	2029	* *	10	\$15,600	В			
Tuorescent	T-5 Lamps, Extent : Mode Location : Hallways			10	Ψ13,000	Б			
Fluorescent	3%	2024	\$31,600	10	\$4,700	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Compact Fluorescent Lamps								

HID	1%	2024		10	\$100	В			
Incandescent	1%	2019	\$10,500	2		В			
Egress Lighting	400/	2052	* *	1		D			
Exit, LED	40% 50%	2052 2024	•	1 1		B B			
Exit, Service Exit, Service	10%	2024	7 - 1,1 - 0	1		В			
Exterior Lighting	1070	2019	\$2,900	1		ъ			
HID	100%	2024	\$74,000	10	\$500	В			
Alarm	100/0	2024	Ψ7+,000	10	Ψ300				
Security System									
No Component	70%					D			
Generic	30%	2024	\$183,600	1	\$19,100	В			
	Other Observation, Exten	t : Moderate, Area Afj			, ,				
	Location: Hallways, Lobby								
	Explanation: CCTV	Surveillance Camera .	System						
Fire/Smoke Detection									
No Component	70%					D			
Generic	30%	2024	. ,	1-3	\$32,500	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Lobby								
	Explanation : Strobe Lig	ghts, Manual Pull Star	ion, Smoke Detecto	rs And A	larm Bells				

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

Heating

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.

Asset #: 750

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								•
Conversion Equipment								
Heat Exchanger	80%			2027	* *	1	\$67,500	В
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2020	\$25,100	5	\$1,000	В
			: Moderate, Area A Shut Off Valves	Affected :	10%			
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$10,100	В
Steam Piping/Pump	20%			2034	* *	4	\$1,700	В
Terminal Devices								
Air Handler	10%			2019	\$109,100	1	\$10,500	В
Convector/Radiator	80%			2029	* *	1	\$44,100	В
Fan Coil Unit/Heat	10%			2019	\$302,900	1	\$5,500	В
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		В
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	**	4	\$8,400	В
			Extent : Light, Area	Affected	: 100%			
		n : Through						
	Explana	tion : Provi	ided From Adjacen	t Main H	ospital Building			
Terminal Devices Air Handler/Cool/Ht	100%			2029	* *	1	\$105,400	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$150,300	В
Exhaust Fans								
Interior	90%			2024	\$201,300	2	\$4,700	В
Roof	10%			2024	\$16,100	2	\$500	В
Plumbing								
H/C Water Piping	400			• • • •	de de			_
Brass/Copper	100%			2044	* *	1		В
Sanitary Piping	1000/				de de			-
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/				de de			-
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)					*** • • • • • • • • • • • • • • • • • •		** 00 -	
D: :1D: :					v 10 000	4		-
Rigid Piping	100%			2024	\$10,800	7	\$2,000	В
Backflow Preventer								
Backflow Preventer Generic	100%			2024	**	1	\$10,500	В
Backflow Preventer								

Vertical Transport

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.

Page: 417

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL MENTAL HEALTH

Mechanical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Light	, Area Affected : 100	0%			
	Location: 3 Units 1-14, 2 Units	B- 13th Floor, 1 Un	iit B-12th Floo	r		
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$86,000	В
Sprinkler						
No Component	60%					D
Generic	40%	2044	* *	1-2	\$19,100	В
Chemical System						
No Component	80%					D
Generic	20%	2022	\$5,100	1-3	\$8,300	В
	Other Observation, Extent : Light	, Area Affected : 100	0%			
	Location: Throughout					
	Explanation : Fire Extinguisher	S				

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : MORRISANIA D & T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 24,627 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 04-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2489 Lot : 60 BIN : 2003015

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$252,700	
Interior Architecture		\$233,900
Electrical		\$114,400
Mechanical		\$93,400
Total	\$252,700	\$441,700
Priority A	\$252,700	
Priority B		\$207,900
Priority C		\$233,900
Total	\$252,700	\$441,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$21,300			
Interior Architecture	\$49,100		\$11,400	\$2,900
Electrical				\$300
Mechanical	\$22,600	\$4,000	\$4,200	\$2,300
Total	\$93,000	\$4,000	\$15,700	\$5,500
Priority A	\$21,300			
Priority B	\$28,200	\$4,000	\$14,600	\$2,600
Priority C	\$43,600		\$1,000	\$2,900
Total	\$93,000	\$4,000	\$15,700	\$5,500



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

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

rchitecture	Current Rep	air	Future	Replacement	M	aintenance			
ystem Component Type	% of Fail Date Es	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
terior									
Exterior Walls	400	* • • • • • •			_	** * * * * * * * * * * * * * * * * *			
Masonry: Brick	100% Now	\$60,700	LIFE	**	5	\$34,700	Α		
	Broken/Missing Element Location: Exit To Par		e, Area A <u>j</u>	јестеа : 5%					
	Jnt Mortar Miss/Erod, E	_	e Area Afi	fected : 10%					
	Location: Throughout		c, 111 ca 11 _J	. 1070					
	Loose/Delam Surface, E		rea Affect	ed : 5%					
	Location : Exit To Par		33						
Windows									
Aluminum	100% 0-2	\$40,200	2032	* *	5	\$4,000	Α		
	Broken/Missing Element	_	, Area Affe	ected : 10%					
	Location: Throughout								
Parapets	750/ NI	¢17.000	LIPP	* *	_	Φ 2	A		
Masonry: Brick	75% Now Horizontal Cracks, Exte	\$17,900	LIFE		5	\$2,600	A		
	Location: Throughout		тей Ајјеси	ea . 570					
	Jnt Mortar Miss/Erod, E		e Area Afi	fected · 25%					
	Location: Throughout		c, 111 ca 11 _J	2370					
Metal Cornice	15% 0-2	\$2,900	2052	* *			A		
	Corrosion/Rusting, Exte			10%					
	Location : Throughout	_							
Metal: Cage/Fence	10% 2-4	\$500	2037	* *	5	\$1,100	A		
C	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%								
	Location: Throughout								
	Deteriorated Finish, Ext	ent : Moderate,	Area Affec	cted : 25%					
	Location: Throughout								
Roof	1000/ 37	0151 000	2024	* *					
Modified Bitumen	100% Now Blisters, Extent: Severe,	\$151,800	2034	* *			A		
	Location: Throughout		25%						
	Broken/Missing Element		e Area At	ffected · 2%					
	Location: Third Floor		c, 11/ca 11j	jeerea : 270					
terior									
Floors									
Cast in Place Concrete	10% 0-2	\$2,200	LIFE	* *	5	\$6,100	C		
	Cracking/Crumbling, Ex		a Affected	1:10%					
	Location : Throughout								
Quarry Tile	5%	***	2037	**	5	\$2,100	C		
Vinyl Tile	85% 0-2	\$11,700	2024	\$233,900	3	\$8,800	C		
	Cracking/Crumbling, Ex Location: Throughout		a Affected	: 10%					

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.

Asset #: 1005

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Concrete Masonry Unit	10%	0-2	\$5,600	LIFE	* *	5	\$1,100	C	
	U	racking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Gypsum Board	90%	0-2	\$24,100	LIFE	* *	5	\$15,200	С	
7 1	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%		,		
	U	: Through	0 .	33					
Ceilings									
AcousTileConcealSpLn	25%	0-2	\$5,600	2037	* *	5	\$4,300	В	
1	Cracking/	Crumbling.	Extent : Moderate	. Area A	ffected : 30%		. ,		
	U	: Through		, <u>J</u>	J				
AcousTileSusp.Lay-In	75%			2037	* *	5	\$20,800	В	

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2024	\$25,300	1		В
Panelboards						
Molded Case Bkrs	100%	2023	\$23,500	5	\$500	В
Wiring						
Thermoplastic	100%	2024	\$27,200	1		В
Motor Controllers						
Locally Mounted	50%	2029	* *	5	\$100	В
Locally Mounted	50%	2022	\$8,100	5	\$100	В
Lighting						
Interior Lighting						
Fluorescent	40%	2024	\$45,800	10	\$6,800	В
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Mixture Of T-8, T-5 A	nd Compac	t Fluorescent			
Fluorescent	60%	2024	\$68,700	10	\$10,200	В
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Egress Lighting	-					
Exit, Service	50%	2029	* *	1		В
Exit, Battery	50%	2029	* *	10	\$600	В
Exterior Lighting						
HID	100%	2029	* *	10	\$100	В

Mechanical	Curre	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

Asset #: 1005

Mechanical		Current F	Repair	Futur	e Replacement	IV	laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution								_	
Hot Wtr Piping/Pump	100%			2040	*	* 4	\$1,400	В	
			xtent : Moderate, A		cted : 100%				
			t Of Adjacent Buil		4 D: 1 di D	01	Dining In This		
	Explanat Building	ion : H W	Pumps Located In	Aajacen	т Винату Basem	ent - Only	Piping In This		
Terminal Devices	Buttung								
Convector/Radiator	30%			2029	*	* 1	\$1,800	В	
No Component	70%						. ,	D	
1	Other Obse	ervation, E	xtent : Light, Area	Affected	: 0%				
	Location	: Mechani	cal Room, 3rd Flo	or					
	Explanat	ion : Air H	andler Is Covered	Under A	C Section				
Air Conditioning	· <u> </u>								
Energy Source									
Electricity	100%			2040	*	* 1		В	
Distribution								_	
Chilled Wtr Pipe/Pump	100%	_		2044	*	* 4	\$1,400	В	
			xtent : Light, Area	Affected	: 100%				
		: Basemen							
	Explanat Building	ion : Chw I	Pumps Are Located	d In Adja	cent Building - C	only Chw I	Piping Is In This		
Terminal Devices	Buttung								
Air Handler/Cool/Ht	100%	Now	\$4,700	2024	\$93,40	0 1	\$10,300	В	
	Leak Evide	nt, Extent	: Moderate, Area A	Affected :					
	Location	: Air Hand	ller Duct - 3rd Flo	or Mech	anical Room				
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 5%				
	Location : Filter Frame Needs Replacement								
	Explanat	ion : Mech	anical Room, 3rd	Floor					
Ventilation									
Distribution						_			
Ductwork/Diffusers	100%	Now	\$9,500	LIFE	*	* 2-5	\$10,300	В	
			: Light, Area Affec		%				
E. I B	Location	: Mechani	cal Room, 3rd Flo	or					
Exhaust Fans	1000/			2020	*	* 2	\$<00	D	
Interior	100%			2029	* ·	* 2	\$600	В	
Plumbing H/C Water Piping									
Brass/Copper	100%			2044	*	* 1		В	
Sanitary Piping	100/0			20-7-7		1		D	
Cast Iron	100%			LIFE	*	* 1		В	
Storm Drain Piping	100/0			2.1.1.		•			
Cast Iron	100%			LIFE	*	* 1		В	
Sump Pump(s)	10070								
Submersible	100%			2015	\$6,50	0 4	\$2,000	В	
Fixtures					, - ,-		, ,- ,-		
Generic	100%							В	
Fire Suppression									

Fire Suppression

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.

Mechanical	C	urrent Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe	4.0.0		• • • •			40.000	_
Generic	100%		2044	* *	1-5	\$9,300	В
Sprinkler							
No Component	95%						D
Generic	5%		2034	* *	1-2	\$300	В
Chemical System							
No Component	80%						D
Generic	20%		2022	\$5,100	1-3	\$8,300	В
	Other Observ	ation, Extent : Light, Area	Affected	! : 100%			
	Location : T	Throughout					
	Explanation	a : Fire Extinguishers					

Page: 423

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : MORRISANIA D & T CENTER MAIN BLDG.
Address : 1225 GERARD AVE. NEAR E. 167 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 71,711 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 04-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2489 Lot : 60 BIN : 2003015

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,671,900	\$84,200
Interior Architecture	\$293,000	\$503,100
Electrical		\$583,300
Mechanical	\$43,400	\$168,700
Total	\$2,008,300	\$1,339,200
Priority A	\$1,671,900	\$84,200
Priority B	\$43,400	\$751,900
Priority C	\$293,000	\$503,100
Total	\$2,008,300	\$1,339,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$151,700			\$6,700
Electrical	\$8,500	\$4,700	\$5,200	\$10,300
Mechanical	\$63,400	\$22,700	\$34,400	\$22,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$231,400	\$35,300	\$47,500	\$46,900
Priority A				
Priority B	\$156,000	\$35,300	\$47,500	\$40,200
Priority C	\$75,400			\$6,700
Total	\$231,400	\$35,300	\$47,500	\$46,900



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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$130,100	A
Masonry: Brick	22%		\$200,600	LIFE	* *	5	\$19,100	Α
	_		re, Extent : Severe,		ected : 30%			
			Annex And Main I	_				
	_		Extent : Severe, Ar					
		_	out Weephole / Rei	_	-			
			Extent : Severe, Are					
	Location	ı : At Perin	ieter Joint Between	Building	g And Side Walks			
Window Wall	3%			2034	* *	5	\$9,800	A
Windows								
Aluminum	100%		\$949,000	2049	* *	5	\$9,500	Α
		Missing, E 1: Through	Extent : Severe, Are out	a Affecte	ed : 20%			
	_	erable, Exte ı : Through	ent : Severe, Area A	Affected :	20%			
		_	g, Extent : Severe,	Anna Aff	Control . 1000/			
		กหุก พหรรเก เ : Through	-	Агеи Ајј	естей . 100/0			
Parapets	Босино							
Masonry: Brick	90%	2-4	\$69,100	LIFE	* *	5	\$9,900	A
wasomy. Drick			d, Extent : Moderat		Affected: 15%	3	Ψ2,200	П
		ı : Through		-,	-5,5			
Metal Cornice	10%			2039	* *	10	\$3,600	A
Roof	1070			2039		10	\$3,000	A
Modified Bitumen	100%	0-2	\$388,200	2034	* *			A
Wodified Bitumen			ere, Area Affected .					7.1
		ı : Through						
		_	oderate, Area Affec	ted : 5%				
	_	ı : Through						
nterior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$51,000	C
Ceramic Tile	3%			2033	* *	5	\$2,300	C
Quarry Tile	25%	Now	\$32,300	2029	* *	5	\$14,600	C
•	Broken/Missing Elements, Extent: Severe, Area Affected: 5%							
		ı : Entrance						
Vinyl Tile	57%	0-2	\$44,000	2024	\$440,100	3	\$16,600	С
,			Extent : Light, Area			J	Ψ10,000	J
			_		uilding And Annex	;		

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.

Asset #: 1004

Architecture		Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls						_		_
Cast in Place Concrete	10%	Now	\$48,900	LIFE	*:	*		C
		_	: Severe, Area Affe	ected : 80	9%			
		: Sub Base		A CC 4 - i	1 . 600/			
		etration, E : Sub Base	xtent : Severe, Ared	а Ајјестеа	1:00%			
Ceramic Tile	5%	0-2	\$11,000	2033	*:	* 5	\$3,600	C
			Extent: Light, Are	ea Affecte	d: 10%			
		: Through	out					
Concrete Masonry Unit	10%			LIFE	*:	5	\$11,500	C
Gypsum Board	73%	0-2	\$200,100	LIFE	*:	* 5	\$63,000	C
			xtent : Light, Area	Affected :	: 10%			
		: Through	out					
Masonry: Brick	2%			LIFE	*:	* 10	\$900	С
Ceilings	2004		φ40. π 00	2025	di.		414 500	-
AcousTileConcealSpLn	30%	Now	\$18,700	2037	*:	* 5	\$14,600	В
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	d: 10%			
AcousTileSusp.Lay-In	50%	Now	\$13,500	2037	*	* 5	\$19,400	В
1 2	Water Pen	etration, E	xtent : Severe, Area	a Affected	l : 60%			
	Location	: Radiolog	gy					
Exposed Concrete	10%	Now	\$31,200	LIFE	*	* 5	\$1,200	В
1	Exposed R	einforceme	ent, Extent : Severe	, Area Aff	fected : 10%		,	
	Location : Basement Mail Room							
	Water Pen	etration, E	xtent : Severe, Ared	a Affected	l : 10%			
	Location : At Expansion Joint In Basement, Below Stair							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location	: Sub Base	ement Below Entra	nce				
	Explana	tion : Crac	king Concrete Bear	n				
Gypsum Board	5%			LIFE	*	* 5-10	\$13,400	В
Plaster	5%			LIFE	*	* 5-10	\$6,700	В

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

Under 600 Volts

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

Asset #: 1004

Electrical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$8,300	5	\$100	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Electrica	al Room					
	Explana	tion : No R	ating Available					
Fused Disc Sw	25%			2044	* *	5	\$100	В
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	ı : Basemer	ıt Service Room					
	Explana	tion : 1200	Amp Service Swite	ch				
Fused Disc Sw	25%			2044	* *	5	\$100	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Basemer	ıt Service Room					
	Explana	tion : 600 A	Amp Service Switch	For Fir	e Pump			
Transformers								
Dry Type	75%			2022	\$10,900	5	\$200	В
Dry Type	20%			2037	* *	5		В
Dry Type	5%		\$700	2044	* *	5		В
			Extent : Moderate, 1	Area Affe	ected : 100%			
		ı : Service İ						
	Explana	tion : Total	Of 7 Transformer	S				
Switchgear / Switchboard						_		_
Molded Case Bkrs	100%			2044	* *	5	\$1,600	В
Raceway								_
Conduit	90%			2034	* *	1		В
Conduit	10%			2044	* *	1		В
Panelboards						_		_
Fused Disc Sw	10%			2023	\$5,300	5	\$100	В
Molded Case Bkrs	80%			2023	\$42,400	5	\$1,200	В
Molded Case Bkrs	10%			2040	* *	5	\$200	В
Wiring	0.004			2024	Φ 72 100			-
Thermoplastic	90%			2024	\$73,100 * *	1		В
Thermoplastic	10%			2044	* *	1		В
Motor Controllers	4.507			2022	Φ20.000	-	#200	ъ
Locally Mounted	45%			2022	\$29,900	5	\$200	В
Locally Mounted	40%			2029	* *	5	\$200	В
Locally Mounted	10%			2037	* *	5	44.00	В
Motor Control Center	5%			2029	* *	5	\$100	В
Ground								
Grounding Devices	1000/	2.4	φ000	TTPP	* *	_	Φ000	ъ
Generic	100%	2-4	\$900	LIFE		5	\$900	В
			Extent : Severe, Are	и Ађесtе	va : 100%			
		ı : Basemen tion : Covo		1 Com	eted With Main Wa	tan 11		
Stand-by Power	Ехрини	uon . Cove	rea wiin 1 uini Am	Connec	ica vviin iviain vvai	er wunn		

Stand-by Power

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.

Asset #: 1004

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Transfer Switches						_	
Automatic	100%	2022	\$11,300	1	\$18,100	В	
	Other Observation, Extent	==	ed : 100%				
	Location : Mechanical Re						
	Explanation : Asco Type	Transfer Switch					
Generators	100%	2020	\$76.500	1	\$22,700	D	
Diesel	100% Other Observation, Extent	2020	\$76,500	1	\$22,700	В	
	Location : Mechanical R	•••	ea . 100%				
	Explanation: Onan Gene						
Batteries	Explanation . Onan Gene	raior					
Lead/Acid	100%	2015	\$700	5	\$2,200	В	
Fuel Storage	10070	2013	Ψ700		Ψ2,200		
Day Tank	100%	2023	\$4,500	5	\$9,600	В	
Lighting			+ 1,0 0 0		+2,000		
Interior Lighting							
Fluorescent	60%	2024	\$192,700	10	\$28,600	В	
	Other Observation, Extent	: Moderate, Area Affect	ed : 100%				
	Location : Throughout						
	Explanation: T-12 Lamp	S					
Fluorescent	38%	2024	\$122,000	10	\$18,100	В	
	Other Observation, Extent						
	Location : Throughout						
	Explanation : Mixture Of	T-8, T-5 And Compact	Fluorescent				
HID	2%	2019	\$4,500	10		В	
Egress Lighting							
Exit, Service	50%	2024	\$4,500	1		В	
Exit, Battery	50%	2024	\$22,400	10	\$1,800	В	
Exterior Lighting							
HID	100%	2019	\$25,500	10	\$200	В	
Alarm							
Fire/Smoke Detection						_	
No Component	80%	-0-6			*= * 0 =	D	
Generic	20%	2029	* *	1-3	\$7,300	В	

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•					
Energy Source						
Interruptible Gas/Dual Fuel	100%	2044	* *	1		В
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement					
	Explanation: 2 Tanks Of 15,000 (Gals Each				

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.

Asset #: 1004

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Conversion Equipment								
Heat Exchanger	10%			2033	* *	1	\$2,600	В
Steam Boiler	90%		\$6,800	2037	* *	1	\$41,700	В
		-	tent : Moderate, Ai	rea Affec	ted : 5%			
		: Boilers I		1.00	1000/			
			Extent : Light, Area	Affected	: 100%			
		: Basemer						
D:	Explana	tion : 2 Un	its					
Distribution	0.50/			2040	* *	4	¢2.700	D
Hot Wtr Piping/Pump	95%			2040	* *	4	\$3,700	В
Steam Piping/Pump	5%			2044		4	\$200	В
Terminal Devices	700/	N	¢11.600	2020	* *	1	¢20,200	D
Air Handler	70%		\$11,600 : Moderate, Area A	2029		1	\$20,300	В
		eni, Exieni 1 : Basemer		ујестеа .	1070			
		i . Basemer		2022	\$120,000		Φ# 000	
Convector/Radiator	30%			2022	\$128,900	1	\$5,000	В
Air Conditioning								
Energy Source	1000/			2046	* *	1		D
Electricity	100%			2046		1		В
Conversion Equipment	. 050/	N	¢7,000	2022	* *	1	¢40 100	D
Centrifugal, Elec Chiller		Now	\$7,900 nt : Moderate, Ared	2033		1	\$48,100	В
	-	ning, Exie 1 : Control		і Аујесте	u . 570			
			Extent : Moderate, A	Area Affe	octed : 100%			
			xieni : Moderdie, 7 nt Mechanical Rooi		cieu . 100/0			
			(2) Water Cooled '		villers Also Feed A	hu On 3r	d Floor	
Int Disa Unit Cooling	<u> </u>	11011 . K-11	(2) Water Coolea .	2022	\$39,700	$\frac{nu\ on\ sr}{2}$	\$200	В
Int Pkg Unit - Cooling		varvation I	Extent : Moderate, A			2	\$200	ь
		ervanon, 1 1 : 1st Floo		тей Аује	ciea . 1070			
		tion : Liebe						
			rver Room Underg	oing Rep	air			
Distribution				- GP				
Chilled Wtr Pipe/Pump	95%			2044	* *	4	\$3,700	В
No Component	5%							D
Terminal Devices								
Air Handler/Cool/Ht	95%			2029	* *	1	\$30,600	В
No Component	5%						, ,	D
Heat Rejection								
Water Cool Tower	95%	Now	\$8,400	2025	* *	2	\$39,700	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	. Rooj						
		=	Cooling Towers					

Ventilation

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.

Asset #: 1004

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation Distribution Ductwork/Diffusers		ent, Extent	\$43,400 : Moderate, Area A nt, At The Air Hana		**	2-5	\$29,000	В
Exhaust Fans Interior Roof	80% 20% Obsolete I Location	Equipment,	\$9,800 Extent : Moderate	2029 2034 , Area A <u>f</u>	* * * * Fected : 100%	2 2	\$1,300 \$300	B B
Plumbing H/C Water Piping								
Brass/Copper	100%			2044	* *	1		В
HW Heat Exchanger Low Temp	100%			2034	* *	4	\$5,100	В
Sanitary Piping Cast Iron	_	/Clogged, I	\$6,700 Extent : Moderate, . Trap In Basement X			1		В
Storm Drain Piping Cast Iron		ent, Extent	\$4,300 : Moderate, Area A ain Over Union Ofj		**	1		В
Sump Pump(s) Rigid Piping	Location	ı : Basemer	Extent : Moderate, 1 nt Mechanical Rooi Sump Pump		\$10,800 ected : 100%	4	\$2,000	В
Backflow Preventer Generic	100%		T T	2032	* *	1	\$3,200	В
Fixtures Generic	100%						·	В
Vertical Transport Elevators Geared Traction	Location	: Basemer	Extent : Light, Area nt To 3rd Floor levators. Both Are					С
Fire Suppression Standpipe Generic	100%	<i>iion</i> . (2) E	icvators. Both rice	2044	**	1-5	\$26,200	В
Sprinkler No Component Generic	75% 25%			2044	* *	1-2	\$3,600	D B
Fire Pump Generic	100%			2027	* *	1	\$9,700	В

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.

Page: 430

HEALTH AND HOSPITALS CORP. - 819 MORRISANIA D & T CENTER MAIN BLDG.

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Chemical System						
No Component	80%					D
Generic	20%	2022	\$5,100	1-3	\$8,300	В
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Throughout					
	Explanation: Fire Extinguishers					

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME

Address : 149-25 ROCKAWAY BEACH BLVD.

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0012.010 / 740 Yr Built/Renovated : 1925 /

Area Sq Ft : 69,100 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2009 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 16325 Lot : 227 BIN : 4439926

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,089,600	\$103,700
Interior Architecture	\$2,371,200	\$286,500
Electrical	\$282,100	
Mechanical	\$576,300	\$323,700
Total	\$4,319,200	\$713,900
Priority A	\$1,089,600	\$103,700
Priority B	\$1,381,100	\$360,100
Priority C	\$1,848,400	\$250,100
Total	\$4,319,200	\$713,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture				\$6,600
Electrical	\$15,900	\$2,200	\$100	\$1,400 \$1,300
Mechanical			\$1,300	
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$25,800	\$12,100	\$11,200	\$19,100
Priority B	\$25,800	\$12,100	\$11,200	\$12,500
Priority C				\$6,600
Total	\$25.800	\$12,100	\$11.200	\$19,100



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

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

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME

Asset #: 740

Architecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
xterior					
Exterior Walls	100% Now \$1,089,600	TIEE **	5	¢102 700	٨
Masonry: Brick	100% Now \$1,089,600 Cracking/Crumbling, Extent: Moderat	LIFE	5	\$103,700	Α
	Location: Throughout	e, mea nyjeenea . 1070			
	Jnt Mortar Miss/Erod, Extent : Severe,	Area Affected : 40%			
	Location: Throughout	<i>J</i> J • • • • • • • • • • • • • • • • • •			
Windows					
Not Accessible	100%				D
Parapets					
Not Accessible	100%				D
Roof	1000/				ъ
Not Accessible nterior	100%				D
Floors					
Terrazzo	10% Now \$36,400	LIFE **	5	\$4,600	C
TOTTALLO	Cracking/Crumbling, Extent : Severe, A		J	φ1,000	C
	Location : Throughout	••			
	Punct/Tear/Impact Damage, Extent : M	oderate, Area Affected : 209	%		
	Location: Throughout				
Vinyl Tile	80% Now \$463,900	2030 **	3	\$17,500	С
Ž	Broken/Missing Elements, Extent: Seve	ere, Area Affected : 100%			
	Location: Throughout				
	Punct/Tear/Impact Damage, Extent : Se	evere, Area Affected : 100%			
	Location: Throughout				
Vinyl Tile	10% Now \$58,000	2030 **	3	\$2,200	С
	Punct/Tear/Impact Damage, Extent : Se	evere, Area Affected : 100%			
	Location : Throughout				
	Other Observation, Extent : Severe, Are	ea Affected : 100%			
	Location: Throughout				
T XX 11	Explanation: 9 X 9 Tiles				
Interior Walls	50/ No \$42,200	2022 \$210,000	-	¢2 400	C
Ceramic Tile	5% Now \$42,200 Cracking/Crumbling, Extent : Moderat	2023 \$210,900 a Area Affected : 20%	5	\$3,400	C
	Location: Throughout	e, Area Ajjeciea . 20%			
District		I IEE **		¢20.200	
Plaster	95% Now \$1,247,900 Broken/Missing Elements, Extent : Seve	LITE	5	\$39,200	C
	Location : Throughout	ere, Area Affectea : 50%			
	Cracking/Crumbling, Extent : Severe, A	rag Affacted . 50%			
	Location: Throughout	пен Ајјестен . 30/0			
Ceilings					
Plaster	100% Now \$522,800	LIFE **	5	\$36,500	В
	Cracking/Crumbling, Extent: Severe, A	Area Affected : 50%		, , , , ,	
	Location : Throughout				

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

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

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME

Asset #: 740

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment	1000/							-
Not Accessible	100%	matica E	word . Lialet Anna	Affect of	. 00/			D
	Location :		ctent : Light, Area Rasement	Ајјестеа	. 0%			
	Explanation :							
Transformers	_F							
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								_
Not Accessible	100%							D
Panelboards Molded Case Bkrs	100%	Now	\$53,000	2045	* *	5	0000	D
Moided Case Bkrs			ี			5	\$800	В
	Location :	-		Ајјестеи	. 100/0			
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								_
Not Accessible	100%							D
ighting Interior Lighting								
Fluorescent	60%	Now	\$144,700	2030	* *			В
raoreseem			ent : Severe, Area		: 100%			D
	Location:	-		55				
	Other Obser	vation, Ex	ctent : Severe, Are	a Affecte	d : 100%			
	Location:	Througho	ut					
	Explanatio	on : Lamp	T12					
HID	5%			2028	* *	10	\$100	В
Incandescent		Now	\$84,400	2030	* *	2	\$200	В
	On Extended Location :		ent : Severe, Area out	Affected	: 100%			
Egress Lighting								
Exit, Service	50%			2028	* *	1		В
Exit, Battery	50%			2028	* *	10	\$1,300	В
Lightning Protection								
Arresters/Cabling	400							-
Not Accessible	100%							D

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

Heating

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

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

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

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Steam Piping/Pump	100%	2020	\$323,700	4	\$2,900	В
	Not in Service, Extent : L		0%			
	Location : Entire Comp		1000/			
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Power Plant					
	Explanation : From Pov	ver Plant				
Terminal Devices	1000/	2010	ф. 427 .000	1	Φ1 2 (00	D
Convector/Radiator	100%	2018	\$437,800	1	\$12,600	В
Air Conditioning						
Energy Source	1000/	2010	¢12 100	1		В
Electricity	100%	2019	\$13,100	1		В
Conversion Equipment Window/Wall Unit	10%	2015	\$9,500	1		В
No Component	90%	2013	\$9,300	1		D D
Ventilation	7070					D
Exhaust Fans						
Interior	10%	2015	\$5,100	2	\$100	В
No Component	90%	2013	ψ3,100	2	Ψ100	D
Plumbing	2070					
H/C Water Piping						
Galv Iron/Steel	100%	2018	\$138,500	1		В
Sanitary Piping			,,-			
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Floors 1-5					
	Explanation: 2 Units -	Not In Service				

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Address : 149-25 ROCKAWAY BEACH BLVD.

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0012.020 / 729 Yr Built/Renovated : 1938 /

Area Sq Ft : 41,820 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2009 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 16325 Lot : 227 BIN : 4439927

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$659,400	\$62,800
Interior Architecture	\$1,241,800	
Electrical	\$174,000	
Mechanical	\$348,800	\$195,900
Total	\$2,423,900	\$258,600
Priority A	\$659,400	\$62,800
Priority B	\$775,800	\$195,900
Priority C	\$988,600	
Total	\$2,423,900	\$258,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture	\$20,400			\$4,200
Electrical				\$800
Mechanical	\$9,600	\$1,300	\$800	\$800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$39,900	\$11,200	\$10,700	\$15,700
Priority B	\$19,500	\$11,200	\$10,700	\$11,500
Priority C	\$20,400			\$4,200
Total	\$39,900	\$11,200	\$10,700	\$15,700



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 NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Asset #: 729

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Exterior Walls	400		_	* * * * * * * * * * * * * * * * * * *	
Masonry: Brick		9,400 LIFE **	5	\$62,800	Α
	Cracking/Crumbling, Extent: Mo	oderate, Area Affected : 20%			
W7' 1	Location: Throughout				
Windows Not Accessible	100%				D
	100%				D
Parapets Not Accessible	100%				D
Roof	100/0				
Not Accessible	100%				D
nterior	200,0				
Floors					
Ceramic Tile	5% Now \$20),400 2029 **	5	\$900	C
	Broken/Missing Elements, Extens	t : Moderate, Area Affected : 50%			
	Location: Throughout				
	Cracking/Crumbling, Extent: Mo	oderate, Area Affected : 50%			
	Location: Throughout				
Vinyl Tile	95% Now \$333	3,400 2030 **	3	\$12,600	С
	Punct/Tear/Impact Damage, Ext	ent : Severe, Area Affected : 100%	ó		
	Location: Throughout				
Interior Walls					
Ceramic Tile		1,100 2029 **	5	\$2,100	C
	9	t : Moderate, Area Affected : 40%			
	Location: Throughout				
	Cracking/Crumbling, Extent : M	oderate, Area Affected : 40%			
	Location: Throughout				
Plaster	•	4,200 LIFE **	5	\$23,700	C
	Punct/Tear/Impact Damage, Ext	ent : Severe, Area Affected : 50%			
	Location: Throughout				
Ceilings					
Plaster		3,100 LIFE **	5	\$22,100	В
	=	t : Moderate, Area Affected : 40%			
	Location: Throughout				
	Cracking/Crumbling, Extent : M	oderate, Area Affected : 40%			
	Location : Throughout				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts				
Service Equipment				
Not Accessible	100%			D
	Other Observation, Extent : Light, Area	Affected : 0%		
	Location: Flooded Basement			
	Explanation: Water Present			

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 NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Asset #: 729

Electrical	Cui	rrent Repair	Future Replacer	nent	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers							
Not Accessible	100%						D
Switchgear / Switchboard Not Accessible	100%						D
Raceway Not Accessible	100%						D
Panelboards							
Molded Case Bkrs		ow \$35,300 ife, Extent : Severe, Area troughout	2045 a Affected : 100%	* *	5	\$500	В
Wiring							
Not Accessible	100%						D
Motor Controllers							
Not Accessible	100%						D
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							
Fluorescent		ow \$87,600	2030	* *			В
		ife, Extent : Moderate, A	rea Affected : 100%				
	Location : Th						
		tion, Extent : Severe, Are	ea Affected : 100%				
	Location : Th	_					
	Explanation :	: Lamp T12					
HID	5%		2028	* *	10		В
Incandescent	35% No	ow \$51,100	2030	* *	2	\$100	В
	On Extended L Location : Th	ife, Extent : Severe, Arec croughout	a Affected : 100%				
Egress Lighting							
Exit, Service	50%		2028	* *	1		В
Exit, Battery	50%		2028	* *	10	\$800	В
Lightning Protection							
Arresters/Cabling							
Not Accessible	100%						D

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Steam Piping/Pump	100%	2020	\$195,900	4	\$1,700	В
1 0 1	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Power Plant - Not In Servi	ce				
	Explanation : Steam And Hot Water F	rom Othe	r Bldg			

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

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

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME

Mechanical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	100%			2018	\$265,000	1	\$7,600	В
Air Conditioning								
Energy Source								
Electricity	100%			2019	\$7,900	1		В
Conversion Equipment								
Window/Wall Unit	10%			2015	\$5,800	1		В
No Component	90%							D
Ventilation								
Exhaust Fans								
Interior	10%			2015	\$3,100	2	\$100	В
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$83,800	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
		: Floors 1-						
	Explana	tion : 2 Uni	ts - Not In Service					

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : NEPONSIT HEALTH CARE CENTER BOILER RM

Address : 149-25 ROCKAWAY BEACH BLVD.

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0012.030 / 730 Yr Built/Renovated : 1917 /

Area Sq Ft : 45,837 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2009 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 16325 Lot : 227 BIN : 4449001

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$805,400	\$76,600
Electrical	\$115,600	\$162,300
Mechanical	\$604,000	\$339,200
Total	\$1,525,000	\$578,200
Priority A	\$805,400	\$76,600
Priority B	\$719,600	\$501,500
Total	\$1,525,000	\$578,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Electrical	\$62,000	\$2,600	\$2,700	\$37,300
Mechanical	\$16,800	\$8,400	\$5,400	\$5,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,700	\$15,000	\$12,000	\$46,600
Priority B	\$82,700	\$15,000	\$12,000	\$46,600
Total	\$82,700	\$15,000	\$12,000	\$46,600



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 NEPONSIT HEALTH CARE CENTER BOILER RM

Asset #: 730

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Exterior				
Exterior Walls				
Masonry: Brick	100% Now \$805. Cracking/Crumbling, Extent : Sev Location : Throughout Punct/Tear/Impact Damage, Exte Location : Throughout	eere, Area Affected : 15%	<i>σ</i> ,	A
Windows	Location : Intoughout			
Not Accessible	100%			D
Parapets				
Not Accessible	100%			D
Roof				
Not Accessible	100%			D
Interior				
Floors				
Not Accessible	100%			D
Interior Walls				
Not Accessible	100%			D
Ceilings				
Not Accessible	100%			D

ectrical	Current	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2020	\$16,700	5	\$200	В	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Electri	cal Room						
	Explanation : Ser	vice Rated At 3000 A	mps					
Switchgear / Switchboard								
Fused Disc Sw	100%		2020	\$108,700	5	\$200	В	
Raceway								
Conduit	70%		2020	\$24,200	1		В	
Tray	30%		2018	\$10,400	1		В	
Panelboards								
Fused Disc Sw	30%		2019	\$23,000	5	\$300	В	
Molded Case Bkrs	70%		2019	\$53,600	5	\$700	В	
Wiring								
Braided Cloth	40% Now	\$12,500	2045	* *	1		В	
	Insulation Aged, Ex	tent : Severe, Area A	Affected :	100%				
	Location : Throug	hout						
Thermoplastic	60%		2020	\$18,700	1		В	
Motor Controllers								
Locally Mounted	100%		2018	\$10,800	5	\$300	В	

Ground

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 NEPONSIT HEALTH CARE CENTER BOILER RM

Asset #: 730

Electrical	Current Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						_
Automatic	100%	2018	\$11,300	1	\$11,600	В
Generators						
Diesel	100%	2016	\$76,500	1	\$14,500	В
	Other Observation, Extent : Moder	rate, Area Affe	cted : 100%			
	Location: Boiler Room					
	Explanation: 313 Kva					
Batteries	4.000			_	44.400	_
Lead/Acid	100%	2015	\$700	5	\$1,400	В
Fuel Storage				_		_
Main Tank	100%	2023	\$5,900	5	\$1,200	В
Lighting						
Interior Lighting	40.0		4.0.1.00		*** * **	_
Fluorescent	60%	2015	\$39,100	10	\$22,500	В
	Other Observation, Extent : Moder	rate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation : Lamp T12					
HID	5%	2028	* *	10	\$100	В
Incandescent	35%	2015	\$22,800	2	\$300	В
Egress Lighting						
Exit, Service	50%	2028	* *	1		В
Exit, Battery	50%	2028	* *	10	\$1,400	В
Lightning Protection						
Arresters/Cabling						
Not Accessible	100%					D

echanical	Current Repair	Future R	Replacement	Ma	aintenance	
rstem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ating						
Energy Source						
Natural Gas	100%	2030	* *	1		В
	Other Observation, Extent: Light,	Area Affected: 1	00%			
	Location : Entire Complex	00				
	Explanation: Building Is Not In	Service				
Conversion Equipment						
Steam Boiler	100%	2025	* *	1	\$40,500	В
	Other Observation, Extent: Light,	Area Affected: 1	00%			
	Location : Boiler Room					
	Explanation: 3 Units					
Distribution						
Steam Piping/Pump	100%	2020	\$339,200	4	\$3,000	В

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

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

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER BOILER RM

Mechanical		Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	100%			2018	\$458,900	1	\$13,200	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$145,100	1		В
HW Heat Exchanger								
Low Temp	100%			2020	\$15,100	4	\$6,100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2015	\$10,800	4	\$2,000	В
Fixtures								
Generic	100%							В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : NEPONSIT HEALTH CARE CENTER GARAGE

Address : 149-25 ROCKAWAY BEACH BLVD.

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0012.040 / 731 Yr Built/Renovated : 1917 /

Area Sq Ft : 1,313 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2009 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 16325 Lot : 227 BIN : 4518259

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$20,000			
Total	\$20,000			
Priority A	\$20,000			
Total	\$20,000			



HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER GARAGE

Asset #: 731

Architecture	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Masonry: Brick	100% Nov	\$20,000	LIFE	* *	5	\$2,900	A
	Punct/Tear/Impa	ct Damage, Extent : M	oderate,	Area Affected : 20	%		
	Location: Thro	ughout					
Roof							
Not Accessible	100%						D
Interior							
Floors							
Not Accessible	100%						D
Interior Walls							
Not Accessible	100%						D
Ceilings							
Not Accessible	100%						D

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Not Accessible	100%							D
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

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

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

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

HEALTH AND HOSPITALS CORP. - 819 NEPONSIT HEALTH CARE CENTER GARAGE

Mechanical		Current Repair	Future Replacement	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating					
Distribution					
Not Accessible	100%				D
Terminal Devices					
Not Accessible	100%				D
Plumbing					
H/C Water Piping					
Not Accessible	100%				D
Water Heater					
Not Accessible	100%				D
HW Heat Exchanger					
Not Accessible	100%				D
Sanitary Piping					
Not Accessible	100%				D
Storm Drain Piping					
Not Accessible	100%				D
Backflow Preventer					
Not Accessible	100%				D
Fixtures					
Not Accessible	100%				D

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : NORTH CENTRAL BRONX HOSPITAL

Address : 3424 KOSSUTH AVE. & 210 ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 655,542 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 18-Feb-2010 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors B3,B2,B1,1,3,5,11,13,17,18

Block : 3327 Lot : 200 BIN : 2017787

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$4,706,600	\$708,200
Interior Architecture	\$580,100	\$755,200
Electrical	\$4,290,400	\$10,571,200
Mechanical	\$4,042,200	\$6,485,400
Total	\$13,619,300	\$18,520,100
Priority A	\$4,706,600	\$708,200
Priority B	\$8,567,600	\$17,507,200
Priority C	\$345,100	\$304,600
Total	\$13,619,300	\$18,520,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$38,300	\$2,000		
Interior Architecture	\$63,100			\$57,700
Electrical	\$123,300	\$144,700	\$88,600	\$91,900
Mechanical	\$237,400	\$162,800	\$312,500	\$164,200
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$675,300	\$522,700	\$614,300	\$527,000
Priority A	\$38,300	\$2,000		
Priority B	\$584,900	\$520,700	\$614,300	\$469,300
Priority C	\$52,100			\$57,700
Total	\$675,300	\$522,700	\$614,300	\$527,000



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

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

rchitecture	Current Repair	Future	Replacement	M	aintenance				
estem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior									
Exterior Walls									
Masonry: Brick	60%	LIFE	* *	5	\$198,100	Α			
	Other Observation, Extent : Severe, Area Affected : 80% Location : Throughout.								
	Explanation : Repointed Di	uring Panavation							
Metal Panel		\$10,900 2031	* *	5	\$12,400	Δ.			
Metal Panel				3	\$12,400	A			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Over Overhead Doors								
	Deformed/Dented, Extent : S		: 20%						
	Location : Over Overhead		, ,						
Pre-Cast Concrete	35% Now \$	108,100 LIFE	* *	5	\$375,500	A			
The Cust Concrete	Vertical Cracks, Extent : Lig		00%	3	ψ575,500	11			
	_	Location: Over Emergency Entrance.							
Window Wall	3% Now \$	567,900 2051	* *	5	\$18,600	A			
(Air Infiltration, Extent : Seve	· · · · · · · · · · · · · · · · · · ·	00%	C	410,000				
	Location : Lobby And Varia	ous Locations.							
Windows									
Aluminum		953,600 2046	* *	5	\$39,400	A			
	Air Infiltration, Extent : Mod	erate, Area Affected	: 80%						
	Location: Throughout	16.1							
	Thermally Inefficient, Extent: Moderate, Area Affected: 50%								
	Location: Throughout	rt : Madarata Araa A	ffeeted , 500/						
	Caulking Deteriorated, Exter Location : Throughout	u . Moderdie, Area A	gjeciea . 50%						
	Water Penetration, Extent : A	Moderate Area Affec	ted · 20%						
	Location : Stairs	10001000, 11100119900							
Metal Louvers	5%	2030	* *	10	\$25,900	A			
Parapets	270	2030		10	Ψ25,700				
Masonry: Brick	65%	LIFE	* *	5	\$13,400	A			
,	Other Observation, Extent : S	Severe, Area Affected	: 80%		, ,				
	Location: Various Throughout.								
	Explanation : Repointed Di	uring Renovation.							
Metal Panel	5%	2041	* *	5	\$4,000	A			
Metal Rail	10%	2034	* *	5-10	\$37,400	A			
Pre-Cast Concrete	20% Now	\$8,700 LIFE	* *	5	\$26,000	A			
	Exposed Reinforcement, Exte		Affected : 80%						
	Location : North Parapet V	Vall.							

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.

Architecture	Cı	ırrent Rep	pair	Futur	e Replacement	M	aintenance		
System Component Type		l Date E 'ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof		_							
Cast in Place Concrete		low	\$18,800	LIFE	**			A	
	-		ent : Moderate, 1 And 13th Floors.		ected : 20%				
16 116 1 2		ver 11in 1	ana 15th Floors.		de de	1.0	Φο π 2 00		
Modified Bitumen	Location: T	hroughou	ent : Severe, Are t. ed During Reno		* * d : 100%	10	\$95,200	A	
Panel/Paver: Cer/Brk		low	\$76,900	2051	* *			A	
Tallel/Taver. Cel/Blk			ent : Moderate, 1		ected : 40%			А	
	-		ng Dock/garage						
			nt : Light, Area	-					
	Location : C			55					
Interior									
Floors									
Cast in Place Concrete	15% N	low	\$78,600	LIFE	* *	5	\$216,500	C	
	Horizontal Cr	Horizontal Cracks, Extent: Moderate, Area Affected: 5%							
	Location : B	asement E	33 & Fuel Tank	Storage I	Room.				
	Paint Peeling,	Extent: 1	Moderate, Area	Affected	: 2%				
	Location: F	uel Tank S	Storage Room.						
Ceramic Tile	5%			2030	* *	5	\$33,000	С	
Panel/Paver: Cer/Brk	5%			2037	* *	5	\$74,200	C	
Quarry Tile	5%			2034	* *	5	\$49,500	C	
Vinyl Tile	70% N	low	\$229,400	2026	* *	3	\$173,200	C	
	Broken/Missir	ig Elemen	ts, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location: V	arious Lo	cations.						
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *			C	
Ceramic Tile	5%			2030	* *	5	\$6,100	C	
Concrete Masonry Unit		low	\$24,000	LIFE	* *	5	\$4,900	C	
			t : Light, Area A	ffected :	100%				
	Location : B	asement E	3-2.						
Gypsum Board	70%			LIFE	* *	5	\$51,000	С	
Masonry: Brick	5% N	low	\$8,600	LIFE	* *			C	
-	Efflorescence,	Extent: 1	Light, Area Affec	ted : 100	0%				
	Location : E	levator M	achine Room.						
Plaster	5%			LIFE	* *	5	\$1,800	С	

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.

Asset #: 732

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$132,200	2034	* *	5	\$102,800	В
		O	ents, Extent : Mod s & Room 14 Co1.	erate, Ar	ea Affected : 2%			
				A CC	. 1 50/			
		etration, Ex 1 : Second F	xtent : Moderate, A Cloor	Area Affe	ctea : 5%			
AcousTileConcealSpLn	25%			2026	* *	5	\$205,600	В
AcousTileSusp.Lay-In	12%	Now	\$11,000	2034	* *	5	\$39,500	В
	Staining/Discoloring, Extent: Moderate, Area Affected: 100%							
	Location	: Fire Con	trol Room.					
Exposed Concrete	13%			LIFE	* *	5	\$13,400	В
1	Other Observation, Extent : Severe, Area Affected : 100%							
	Location	: Various I	Locations.					
	Explana	tion : Preca	st Waffle Panel Co	onstructi	on.			
Metal Panel	25%			LIFE	* *	5	\$205,600	В

lectrical	Current Repair	Futur	e Replacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod			
der 600 Volts									
Service Equipment									
Air Circuit Breaker	99%	2021	\$126,100	5	\$2,800	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Room								
	Explanation: 4(4000 Amp) Sevices.								
Fuel Cell(s)	1%	2030	* *	1-5	\$12,800	В			
	Other Observation, Extent : Moderate, Area Affected : 1%								
	Location: Second Floor Roof								
	Explanation: 200 Kw								
Transformers									
Dry Type	90%	2019	\$13,100	5	\$1,800	В			
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%						
	Location: Throughout								
	Explanation: Various Kva Ratings								
Dry Type	10%	2034	* *	5	\$200	В			
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%						
	Location: Throughout								
	Explanation: Various Kva Ratings								
Switchgear / Switchboard									
Fused Disc Sw	94%	2021	\$379,600	5	\$2,300	В			
Fused Disc Sw	5%	2041	* *	5	\$100	В			
Fused Disc Sw	1%	2041	* *	5		В			
	Other Observation, Extent : Light, Area Affected : 1%								
	Location: Electrical Room								
	Explanation: Fuel Cell Distribution								

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

Asset #: 732

System Component Type % of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Estimated Cost (Yrs) <th< th=""><th>stimated Cost</th><th>Priority Code B B</th></th<>	stimated Cost	Priority Code B B
Component Type Total (Years) FY (Yrs) Under 600 Volts Raceway 200 2019 \$112,200 1 Conduit 70% 2021 \$392,900 1 Conduit 10% 2041 ** 1 Panelboards Panelboards ** 1 ** 1		Code B
Under 600 Volts Raceway Busway 20% 2019 \$112,200 1 Conduit 70% 2021 \$392,900 1 Conduit 10% 2041 ** 1 Panelboards		
Raceway Busway 20% 2019 \$112,200 1 Conduit 70% 2021 \$392,900 1 Conduit 10% 2041 * * 1 Panelboards		
Busway 20% 2019 \$112,200 1 Conduit 70% 2021 \$392,900 1 Conduit 10% 2041 * * 1 Panelboards		
Conduit 70% 2021 \$392,900 1 Conduit 10% 2041 * * 1 Panelboards		
Conduit 10% 2041 ** 1 Panelboards		D
Panelboards		В
	\$600	В
Molded Case Bkrs 15% 2029 ** 5	\$2,100	В
Molded Case Bkrs 10% 2037 ** 5	\$1,400	В
Molded Case Bkrs 70% 2020 \$395,500 5	\$10,000	В
Wiring		
Busway 20% 2019 \$127,000 1		В
Thermoplastic 70% 2021 \$444,500 1		В
Thermoplastic		В
Motor Controllers		
Locally Mounted 10% 2019 \$52,800 5	\$400	В
Locally Mounted 5% 2034 ** 5	\$200	В
Motor Control Center 10% 2034 ** 5	\$1,500	В
Motor Control Center 75% 2019 \$798,200 5	\$11,000	В
Ground		
Grounding Devices Generic 100% LIFE ** 5	Φ 7 000	D
Generic 100% En E	\$7,900	В
Stand-by Power Transfer Switches		
Automatic 10% 2019 \$1,100 1	\$16,600	В
Other Observation, Extent : Light, Area Affected : 30%	\$10,000	Ъ
Location: Second Bassement		
Explanation: 400 Amp. For Fire Pump.		
Automatic 70% 2034 ** 1	\$115,900	В
Other Observation, Extent : Moderate, Area Affected : 10%	\$113,900	ъ
Location: Electrical Room		
Explanation: 3(1600 Amp.)		
1(1000 Amp.)		
Automatic 10% 2019 \$1,100 1	\$16,600	В
Other Observation, Extent : Moderate, Area Affected : 30%		
Location: First Basement		
Explanation: 400 Amp. For Sprinkler Pump.		
Automatic 10% 2019 \$1,100 1	\$16,600	В
Other Observation, Extent: Moderate, Area Affected: 30%		
Location: Second Basement		
Explanation: 400 Amp. For Standpipe Pump.		
Generators		
Diesel 100% 2017 \$76,500 1	\$207,700	В
Other Observation, Extent : Light, Area Affected : 100%		
Location: Generator Room		
Explanation: 2 (750 Kw)		
Batteries 2015 CONTRACTOR OF THE PROPERTY OF T	#10.000	ъ
Lead/Acid 100% 2015 \$700 5	\$19,900	В

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.

Asset #: 732

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
tand-by Power							
Fuel Storage			40 700	_	** 0 * 00	_	
Day Tank	25%	2020	\$9,500	5	\$20,500	В	
	Other Observation, Extent: Moderat	te, Area Affec	ted: 25%				
	Location: Generator Room						
	Explanation: 2 (105 Gals.)	2024	φ.4 π . <00		фо ооо		
Main Tank	75%	2024	\$47,600	5	\$9,800	В	
	Other Observation, Extent: Moderat		tea: /5%				
	Location: Basement, Room G3-d0						
i alatin a	Explanation: 20000 Gals. Capacit	У					
Lighting Interior Lighting							
Fluorescent	98%	2021	\$2,671,600	10	\$396,300	В	
Tuorescent	Other Observation, Extent : Moderate			10	Ψ570,500	ь	
	Location: Throughout The Buildin		. 10070				
	Explanation: T-8 Lamps	0					
HID	1% 0-2 \$40	0 2016	\$19,200			В	
mb	Obsolete Fixtures, Extent : Light, Ar					Ъ	
	Location: Boiler Room	earyjeerea . 1	. , 0				
Incandescent	1% 0-2 \$50	0 2016	\$27,300	2	\$100	В	
meanuescent	Obsolete Fixtures, Extent : Severe, A			2	\$100	Ь	
	Location: Throughout	irea rijjeeiea .	170				
Egress Lighting	Ü						
Emergency, Service	50%	2021	\$38,100	1		В	
Exit, Service	25%	2016	\$19,100	1		В	
Exit, Service	25%	2021	\$19,100	1		В	
Exterior Lighting							
HID	100%	2016	\$233,300	10	\$1,700	В	
Lightning Protection							
Arresters/Cabling							
Generic	100%	2024	\$11,500	5	\$1,200	В	
Alarm							
Security System						_	
Generic	100%	2021	\$1,928,800	1	\$200,700	В	
	Other Observation, Extent : Moderat	te, Area Affec	ted : 100%				
	Location: Throughout						
F' = /C = -1 - D = -1'	Explanation: Fixed Cameras.						
Fire/Smoke Detection Generic	60%	2014	\$2,061,600	1.2	¢109.700	D	
Generic		2016	\$3,961,600 ted: 60%	1-3	\$198,700	В	
	Location: Basement	Other Observation, Extent: Moderate, Area Affected: 60%					
	Explanation: Zoned System. For F	Pull Stations	Fans Shutdown A	nd Rells			
Generic	40%	2021	\$2,641,000	1-3	\$136,500	В	
Generic	Other Observation, Extent : Light, A			1-3	φ130,300	ъ	
	Location: Main Lobby	, ca ryjecieu .	10/0				
	Explanation : Addressable. For Sm	oke Detection	Throughout And	Tied To	Existing Zoned		
	System.	one Detection	In oughout thu	1 icu 10	Embung Zoneu		

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.

Mechanical	Current R	epair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2041	* *	1		В
	Other Observation, Ex Location : Vault			: 100%			
	Explanation: 3 - 20,	000 Gallon Tanks	For #2				
Conversion Equipment	100/		2024	¢11.200	1	#21 000	D
Heat Exchanger	10%		2024	\$11,200	1	\$21,900	В
	Other Observation, Ex Location : Mechanic	_		: 100%			
				ustom And Padiat	ion		
C(D . '1	Explanation : Heat I	exchanger serves		ysiem Ana Kaaiai **		\$20 <i>C</i> 000	
Steam Boiler	70%	want. Liaht Anaa	2034		1	\$306,000	В
	Other Observation, Ex Location : Boiler Ro		Ајјестеа	: 100%			
	Explanation: 4 Boil		Vanar II.	nita			
C(D . '1		ers Oui Oj 5 Are 1		* *	1	¢07.400	D
Steam Boiler	20% Other Observation, Ex	ctant : Light Arga	2026		1	\$87,400	В
	Location : Boiler Ro	_	Ајјестеи	. 100/0			
	Explanation: 1 Boile		nit				
Distribution	Explanation : 1 Bott	er oj 3 13 otaer e	7111				
Hot Wtr Piping/Pump	30%		2037	* *	4	\$6,500	В
Steam Piping/Pump	70%		2041	* *	4	\$15,200	В
Terminal Devices						, -,	
Air Handler	60% 2-4	\$1,017,000	2021	\$1,695,100	1	\$147,400	В
	Corroded, Extent : Mo	oderate, Area Affe	cted : 100				
	Location : Air Hand	ler Pans					
	On Extended Life, Ext	ent : Severe, Area	Affected	: 100%			
	Location: Througho	out					
	Other Observation, Ex	ctent : Moderate, A	Area Affe	cted : 100%			
	Location: Througho	out					
	Explanation: Air Ho	andler Doors Leak	ing Air				
Convector/Radiator	30%		2034	* *	1	\$42,800	В
Fan Coil Unit/Heat	10%		2026	* *	1	\$14,300	В
	Other Observation, Ex	ctent : Light, Area	Affected	: 100%			
	Location: Througho						
	Explanation : Rehea	t System					
Air Conditioning							
Energy Source	1000/		2025				D
Electricity	100%		2037	* *	1		В

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

Asset #: 732

Mechanical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Conversion Equipment							_
Centrifugal, Elec Chillen			2030	* *	1	\$382,000	В
	R-134a Refrigerant,	_	Affectea	! : 100%			
	Location: Chiller		A CC 4 - 1	. 1000/			
	Other Observation, I Location : Chiller		Ајјестеа	: 100%			
		Koom 5 Chillers Are New	or Units				
Contribucal Elea Chiller		5 Chillers Are Ivew	2024	\$292.500	1	\$05.500	В
Centrifugal, Elec Chiller	R-134a Refrigerant,	Frient : Light Area		\$282,500	1	\$95,500	D
	Location : Chiller	_	Пусстеи	. 100/0			
	Other Observation, I		Affected	· 100%			
	Location : Chiller		11,500,000	. 10070			
	Explanation: 1 Of	5 Chillers Is An Old	ler Unit				
Distribution							
Chilled Wtr Pipe/Pump	100% Now	\$128,000	2031	* *	4	\$21,800	В
	Corroded, Extent: N						
	Location : Connect	tions To Air Handlir	ng Units				
Terminal Devices							
Air Handler/Cool/Ht	100% 2-4	\$1,335,300	2021	\$2,225,500	1	\$245,700	В
	Corroded, Extent: M		cted : 100	0%			
	Location : Air Han			1000/			
	On Extended Life, Ex		Affected	: 100%			
	Location: Through		luca Affa	oto 1 . 1000/			
	Other Observation, I Location : Through		rea Ajje	ciea : 100%			
	_	ioui Handler Doors Leak	ina Air				
Heat Rejection	Explanation . Atl 1	Tanuier Doors Leak	ing Air				
Water Cool Tower	100%		2015	\$1,504,000	2	\$443,700	В
Ventilation	10070		2010	41,001,000		Ψ,,, σσ	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$245,800	В
Ductwork/Diffusers Exhaust Fans	100%		LIFE	* *	2-5	\$245,800	
	95%		2021	* * \$550,300	2-5	\$245,800 \$12,900	
Exhaust Fans Interior Roof						•	В
Exhaust Fans Interior Roof Plumbing	95%		2021	\$550,300	2	\$12,900	В
Exhaust Fans Interior Roof Plumbing H/C Water Piping	95% 5%		2021 2021	\$550,300 \$20,800	2 2	\$12,900	B B B
Exhaust Fans Interior Roof Plumbing	95% 5% 100%	de Forma Viola A	2021 2021 2021	\$550,300 \$20,800 \$1,565,000	2	\$12,900	В
Exhaust Fans Interior Roof Plumbing H/C Water Piping	95% 5% 100% Booster Pump w/Tan		2021 2021 2021	\$550,300 \$20,800 \$1,565,000	2 2	\$12,900	B B B
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper	95% 5% 100%		2021 2021 2021	\$550,300 \$20,800 \$1,565,000	2 2	\$12,900	B B B
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper HW Heat Exchanger	95% 5% 100% Booster Pump w/Tan Location: Water P		2021 2021 2021 2021 rea Affec	\$550,300 \$20,800 \$1,565,000	2 2 1	\$12,900 \$700	B B B
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper	95% 5% 100% Booster Pump w/Tan Location: Water P	Pump Room	2021 2021 2021 2021 rea Affec	\$550,300 \$20,800 \$1,565,000 ted: 100%	2 2	\$12,900	B B B
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper HW Heat Exchanger	95% 5% 100% Booster Pump w/Tan Location : Water P 100% Other Observation, I	Pump Room Extent : Light, Area	2021 2021 2021 rea Affec 2031 Affected	\$550,300 \$20,800 \$1,565,000 ted: 100%	2 2 1	\$12,900 \$700	B B B
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper HW Heat Exchanger	95% 5% 100% Booster Pump w/Tan Location: Water P 100% Other Observation, I Location: Mechan	Cump Room Extent : Light, Area ical Equipment Roo	2021 2021 2021 rea Affec 2031 Affected	\$550,300 \$20,800 \$1,565,000 ted: 100%	2 2 1	\$12,900 \$700	B B B
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper HW Heat Exchanger	95% 5% 100% Booster Pump w/Tan Location: Water P 100% Other Observation, I Location: Mechan	Pump Room Extent : Light, Area	2021 2021 2021 rea Affec 2031 Affected	\$550,300 \$20,800 \$1,565,000 ted: 100%	2 2 1	\$12,900 \$700	B B B

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.

Mechanical	Current Repair	Future	e Replacement	M					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
Sump Pump(s)									
Rigid Piping	100%	2026	* *	4	\$1,300	В			
	Other Observation, Extent : Light	t, Area Affected	: 100%						
	Location: Sub Basement								
	Explanation: 2 Duplex Units								
Sewage Ejector(s)	1005				44.400	_			
Electric	100%	2026	**	4	\$1,300	В			
	Other Observation, Extent : Light, Area Affected : 100% Location : Sub Basement								
D. I.C. D.	Explanation: 2 - Duplex Units								
Backflow Preventer	1000/	2026	* *	1	¢27.200	D			
Generic	100% Other Observation, Extent : Light	2026		1	\$27,200	В			
	Location : Basement	, Агеи Ајјестеи	. 100/0						
	Explanation : Fire And Domest	ic / Ronairs In F	Progress						
Fixtures	Explanation . The fina Domest	c / Repairs In I	10g1ess						
Generic	100%					В			
Vertical Transport	10070								
Elevators									
Geared Traction	100%	LIFE	* *			С			
	Other Observation, Extent : Light	, Area Affected	: 100%						
	Location : (1) Sb2-2, (1) Sb1-2,)sb1-16					
	Explanation: 12 Units								
Fire Suppression									
Standpipe									
Generic	100%	2041	* *	1-5	\$222,700	В			
Sprinkler		-							
No Component	40%					D			
Generic	60%	2041	* *	1-2	\$74,200	В			
Fire Pump									
Generic	100%	2030	* *	1	\$82,500	В			

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 25-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL

Total

Priority

Total

\$47,000 \$17,700 \$12,200	\$5,000	\$1,300 \$5,500 \$300	\$5,600 \$1,700
\$47,000	. ,	\$1,300	ŕ
. ,	1.7	,	. /
4.09.00	1-7	. ,	, ,
\$76,900	\$5,000	\$7,100	\$7,300
\$3,900	\$3,900	\$3,900	\$3,900
\$2,000	\$600	\$900	\$500
\$700	\$500	\$600	\$1,200
\$23,200		\$300	\$1,700
\$47,000		\$1,300	
FY 2015	FY 2016	FY 2017	FY 2018
	\$47,000 \$23,200 \$700 \$2,000 \$3,900	\$47,000 \$23,200 \$700 \$2,000 \$600	\$47,000 \$1,300 \$23,200 \$300 \$700 \$500 \$600 \$2,000 \$600 \$900 \$3,900 \$3,900 \$3,900



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.

Asset #: 13433

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$15,200	Α
Masonry: Brick	45%			LIFE	* *	5	\$13,600	Α
Metal Panel	20%			2044	* *	5-10	\$20,800	Α
		n/Rusting, E n : Bulkhea	Extent : Light, Area d	Affected	: 5%			
Metal Sect. OHD	5%			2037	* *	5	\$2,400	A
Weathering Steel	5%		\$3,300	LIFE	* *	1	. ,	A
8			Extent : Light, Area		: 10%			
		ı : Canopy		33				
			osion - This Compo	nent Is A	actually Ordinary S	Structual	Steel	
Window Wall	15%			2044	* *	5	\$8,500	A
Windows								
Aluminum	100%			2040	* *	5	\$600	A
Parapets								
Metal Panel	25%			2044	* *	5	\$300	A
Metal Rail	5%			2037	* *	5-10	\$300	A
Pre-Cast Concrete	70%			LIFE	* *	5	\$2,600	A
Roof								
Single Ply Membrane	100%	Now	\$27,700	2029	* *			A
		Extent : Mo 1 : Through	derate, Area Affect out	ed : 15%				
		logged, Ext 1 : Through	ent : Moderate, Are cout	a Affecte	ed : 10%			
	_	Evident, Ex 1 : Through	ctent : Moderate, A nout	rea Affeci	ted : 15%			
terior Floors								
Carpet			\$1,200 t : Light, Area Affeo E Lobby	2020 cted : 15%	\$11,500	3	\$2,600	С
Cast in Place Concrete	25%	Now	\$5,900	LIFE	* *	5	\$3,800	С
			, Extent : Severe, A partment Shop Gar		ted : 15%			
Ceramic Tile	15%			2033	* *	5	\$1,000	С
Vinyl Tile	35%			2029	* *	3	\$900	C
							·	
Interior Walls						_		~
Interior Walls Ceramic Tile	10%			2033	* *	5	\$600	C
Ceramic Tile	10% 20%			2033 LIFE	* *	5 5	\$600 \$1.000	C C
				2033 LIFE LIFE		5 5 5-10	\$600 \$1,000 \$7,000	C C

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.

Asset #: 13433

Architecture	Curr	ent Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	85% 4+	\$8,800	2037	* *	5	\$2,900	В
	Broken/Missing	Elements, Extent : Mod	lerate, Area	Affected : 15%			
	Location: Var	ious Locations Through	hout				
	Loose/Delam Su	rface, Extent : Modera	te, Area Aff	ected : 15%			
	Location: Var	ious Locations Through	hout				
	Staining/Discoloring, Extent: Moderate, Area Affected: 30%						
	Location : Var	ious Locations Through	hout				
Exposed Struc: Steel	10%		LIFE	* *	10	\$1,400	В
Gypsum Board	5%		LIFE	* *	5-10	\$1,200	В

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5		В
	Other Observation, Extent : I	Moderate, Area Affected : 1	100%			
	Location: Electrical Room					
	Explanation: One 1200 An	ps Main Disconnect Switc	h			
Transformers						
Liquid Filled	100%	2037	* *	5		В
-	Other Observation, Extent : I	Moderate, Area Affected : 1	100%			
	Location : Outside					
	Explanation : One 13.8 Kva	ı 480hv-208/120lv				
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5		В
Raceway						
Conduit	100%	2044	* *	1		В
Panelboards						
Fused Disc Sw	5%	2040	* *	5		В
Molded Case Bkrs	95%	2040	* *	5	\$100	В
Wiring						
Thermoplastic	100%	2044	* *	1		В
Motor Controllers						
Locally Mounted	100%	2037	* *	5		В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2037	* *	1	\$1,400	В

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.

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Generators								
Diesel	100%	2033	* *	1	\$1,800	В		
	Other Observation, Extent: Modera	ite, Area Affec	ted : 100%					
	Location : Outside The Building							
	Explanation: 100 Kva							
Batteries								
Lead/Acid	100%	2018	\$700	5	\$200	В		
Fuel Storage								
Main Tank	100%	2052	* *	5	\$100	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Generator Room							
	Explanation: One 275 Gals							
Lighting								
Interior Lighting	0.70	-0-0		4.0	* 4 0 0 0	_		
Fluorescent	95%	2029	**	10	\$4,000	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	e e	ng						
	Explanation: T-8 Lamps							
HID	2%	2029	* *	10		В		
Incandescent	3%	2029	* *	2		В		
Egress Lighting								
Emergency, Service	60%	2029	* *	1		В		
Exit, Service	40%	2029	* *	1		В		
Exterior Lighting								
HID	100%	2029	* *	10		В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2029	* *	1	\$500	В		
Fire/Smoke Detection								
No Component	50%					D		
Generic	50%	2029	* *	1-3	\$1,400	В		

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

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.

Asset #: 13433

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment	F001			2020	* *	1	#1 200	D
Furnace	50%			2029		1	\$1,200	В
			Extent : Light, Area					
		-	M S And Fire Depo		=	as Finad	Cnass Heatens	
H . W . D .		non : 2 Pac	ckaged Rooftop Uni		* *			
Hot Water Boiler	50%		T. I. A	2037		1	\$1,200	В
			Extent : Light, Area					
			nd Fire Departmer		Kooms			
Distribution	Explanat	non : 4 Gas	s Fired Hot Water I	soilers				
Distribution	1,000/			2040	* *	4	¢200	D
Hot Wtr Piping/Pump	100%			2040		4	\$300	В
Terminal Devices	1000/			2027	* *	1	¢1 500	D
Convector/Radiator	100%			2037		1	\$1,500	В
Air Conditioning Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment	10070			2040		1		D
Ext Pkg Unit -	100%			2029	* *	2	\$300	В
Heating/Cooling	10070			2029		2	ψ300	Ъ
ricating/Cooling	Other Obs	ervation F	Extent : Light, Area	Affected	· 100%			
	Location		Meni . Bigni, med	пуссиси	. 10070			
		=	ckage Rooftop Unit	s				
Ventilation	<u>-</u>		and the first	-				
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	В
Exhaust Fans							· · ·	
Roof	100%			2029	* *	2	\$100	В
Plumbing							·	
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		В
Water Heater								
Electric	20%			2023	\$200	4		В
Gas Fired	80%			2022	\$1,100	2	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer								
Generic	100%			2029	* *	1	\$300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area					
			ide Of The Facility					
	Explanat	tion : The U	Init Is Functional E	But Not U	<i>Ised</i>			

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.

Page: 460

HEALTH AND HOSPITALS CORP. - 819 OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler							
No Component	75%						D
Generic	25%		2044	* *	1-2	\$300	В

Page: 461

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 342,964 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,ph

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$274,100	\$991,600
Interior Architecture	\$136,500	\$694,500
Electrical	\$244,500	
Mechanical		\$143,100
Total	\$655,100	\$1,829,100
Priority A	\$274,100	\$991,600
Priority B	\$381,000	\$358,300
Priority C		\$479,200
Total	\$655,100	\$1,829,100

Total	\$232,300	\$278,800	\$227,500	\$276,600
Priority C	\$5,300	\$47,200	\$30,700	\$5,300
Priority B	\$194,500	\$214,900	\$196,800	\$258,300
Priority A	\$32,600	\$16,600		\$13,100
Total	\$232,300	\$278,800	\$227,500	\$276,600
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Mechanical	\$111,400	\$125,800	\$113,700	\$119,200
Electrical	\$29,000	\$35,000	\$29,000	\$64,000
Interior Architecture	\$5,300	\$47,200	\$30,700	\$26,200
Exterior Architecture	\$32,600	\$16,600		\$13,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 13440

Architecture	Curre	nt Repair	Future Replacement		М		
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior			•				•
Exterior Walls							
Metal Panel	30%		2043	* *	5-10	\$438,600	Α
Metal Coiling Doors	5%		2036	* *	5	\$33,200	A
Pre-Cast Concrete	30%		LIFE	* *	5	\$207,400	Α
Window Wall	25%		2043	* *	5	\$199,400	A
Under Construction	10%						D
Windows							
Aluminum	80%		2039	* *	5	\$29,000	A
Aluminum	15%		2048	* *	5	\$5,400	A
	Recent Replace En Location : Fourt	vident, Extent : Light, h Floor	Area Aff	ected : 100%			
Metal Louvers	5%		2032	* *	10	\$11,300	A
Parapets							
Metal Panel	35%		2043	* *	5	\$20,700	A
Metal Rail	30%		2040	* *	5-10	\$82,900	A
Pre-Cast Concrete	35%		LIFE	* *	5	\$33,700	A
Roof							
Cast in Place Concrete	15%		LIFE	* *			A
IRMA/Protected Membrane	40%		2028	* *	10	\$54,800	A
Modified Bitumen	30%		2031	* *	10	\$41,100	A
Sloped Glazing	15%		LIFE	* *	5	\$274,100	A
Interior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$91,900	C
Ceramic Tile	5%		2032	* *	5	\$21,000	C
Quarry Tile	5%		2036	* *	5	\$31,500	C
Terrazzo	10%		LIFE	* *	5	\$32,800	C
Vinyl Tile	60%		2028	* *	3	\$94,500	C
Vinyl Tile	10%		2033	* *	3	\$21,000	C
	Recent Replace En Location : Fourt	vident, Extent : Light, . h Floor	Area Aff	ected : 100%			
Interior Walls							
Ceramic Tile	5%		2032	* *	5	\$40,300	C
Concrete Masonry Unit	10%		LIFE	* *	5	\$32,300	C
Glass: Single Pane	5%		LIFE	* *	5	\$30,300	C
Gypsum Board	70%		LIFE	* *	5	\$338,900	C
Gypsum Board	10%		LIFE	* *	5	\$48,400	C
••	Recent Replace En Location : Fourt	vident, Extent : Light, .	Area Aff	ected : 100%			
Ceilings							
AcousTileSusp.Lay-In	65%		2036	* *	5	\$273,000	В
AcousTileSusp.Lay-In AcousTileSusp.Lay-In	10%		2030	* *	5	\$42,000	В
Acous Theousp.Lay-III		vident, Extent : Light,			3	Ψ42,000	D
	Location : Four		11.00.11				
Employ 1 Ct 1			TIPP	* *			
Exposed Struc: Steel	10%		LIFE	**	_	ф д 0. 7 00	В
Gypsum Board	15%		LIFE	* *	5	\$78,700	В

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.

Asset #: 13440

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	75%	2043	* *	5	\$900	В
	Other Observation, Extent : Mo	derate, Area Affected : I	100%			
	Location : Electrical Room				_	
	Explanation: Two 4000 Amps	<u> </u>				
Fused Disc Sw	25%	2043	* *	5	\$300	В
	Other Observation, Extent: Mod	derate, Area Affected : 1	00%			
	Location: Electrical Room	M ' D' (G ')				
TD	Explanation: One 4000 Amps	Main Disconnect Switch	n For Emer	gency		
Transformers	100%	2036	* *	5	¢1 100	В
Dry Type	Other Observation, Extent: Mo			3	\$1,100	D
	Location : Electrical Room	легиле, Агей Аујеслей . 1	0070			
	Explanation: Three 300 Kva 4	180hv-208/120lv One 2	95 Kva 480.	.hv/208/1	20ly And One	
	150 Kva 480hv-208/120lv	00nv-200/120iv, One 22	.5 Kvu 4 00-	111/200/1	2017 Ana One	
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$1,300	В
Raceway						
Conduit	100%	2043	* *	1		В
Panelboards						
Fused Disc Sw	10%	2039	* *	5	\$700	В
Molded Case Bkrs	90%	2039	* *	5	\$6,700	В
Wiring						
Thermoplastic	100%	2043	* *	1		В
Motor Controllers						
Locally Mounted	15%	2036	* *	5	\$300	В
Motor Control Center	85%	2036	* *	5	\$6,500	В
Ground						
Grounding Devices				_		_
Generic	100%	LIFE	* *	5	\$4,100	В
Stand-by Power						
Transfer Switches	500/	2026	* *		ф.42.200	ъ
Automatic	50%	2036	**	1	\$43,300	В
Automatic	50%	2043		1	\$43,300	В
Generators Diesel	50%	2032	* *	1	¢54.200	D
Diesei	Other Observation, Extent : Mod			1	\$54,300	В
	Location: Basement	легиле, Агей Аујеслей . 1	0070			
	Explanation: One 1500 Kw O	nan Genset				
Diesel	50%	2038	* *	1	\$54,300	В
Diesei	Other Observation, Extent : Mo			1	\$34,300	D
	Location: Generator Room	летине, лией лујесней . 1	00/0			
	Explanation: One 1500 Kw					
Batteries	Expunuion . One 1300 KW					
Nickel Cadmium	50%	2018	\$300	5	\$31,300	В
Nickel Cadmium	50%	2019	\$300	5	\$31,300	В
THERE Cudillian	5070	2017	4500		Ψ31,300	

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.

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	50%	2039	* *	5	\$26,000	В
	Other Observation, Extent : Modera	te, Area Affe	ected : 100%			
	Location: Basement					
	Explanation: One 300 Gallons					
Day Tank	50%	2048	* *	5	\$26,000	В
Lighting						
Interior Lighting						
Fluorescent	85%	2028	* *	10	\$218,800	В
	Other Observation, Extent : Modera		ected : 100%			
	Location : Throughout The Buildin	ıg				
	Explanation: Using T-8 Lamps					
Fluorescent	10%	2028	* *	10	\$25,700	В
	Other Observation, Extent : Modera	te, Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
HID	5%	2028	* *	10	\$500	В
Egress Lighting						
Emergency, Service	45%	2028	* *	1		В
Emergency, Battery	5%	2028	* *	10	\$3,400	В
Exit, LED	40%	2051	* *	1		В
Exit, Service	10%	2028	* *	1		В
Exterior Lighting						
HID	100%	2028	* *	10	\$900	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2028	* *	1	\$31,500	В
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2028	* *	1-3	\$69,300	В

Mechanical	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2043	* *	1		В
_	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location: Basement					
	Explanation : Steam Provide	d From Adjacent Building E				

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.

Asset #: 13440

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$16,700	В
			Extent : Light, Area	Affected	: 100%			
		i : Basemer						
	Explana	tion : Stear	n Provided From A	djacent I	Building E			
Distribution	60 0/			2020	* *	4	¢12.500	D
Hot Wtr Piping/Pump	60%			2039	**	4	\$12,500	В
Steam Piping/Pump Terminal Devices	40%			2043		4	\$8,300	В
Air Handler	70%			2028	* *	1	\$121,600	В
Convector/Radiator	30%			2028	* *	1	\$27,300	В
Air Conditioning	30%			2030		1	φ41,300	ט
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment	10070			2037		-		
Centrifugal, Elec Chiller	90%			2032	* *	1	\$273,600	В
		ervation. E	Extent : Light, Area		: 90%	•	Ψ272,000	D
		ı : Basemer	_	33				
	Explana	tion : R123	Refrigerant					
Reciprocating Compr/Chiller	10%		<u> </u>	2028	* *	1	\$13,000	В
-	R-134a R	ofrigerant	Extent : Light, Area	Affected	1 · 10%			
	Location		exiem : Eigm, mea	1119900100	. 1070			
Distribution	2000000							
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$20,800	В
Terminal Devices	10070			2015		•	Ψ20,000	
Air Handler/Cool/Ht	100%			2028	* *	1	\$173,800	В
Heat Rejection	10070						\$170,000	
Remote Air Cond	100%			2028	* *	2	\$195,500	В
Ventilation							, , , , , , , , ,	·
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$156,500	В
Exhaust Fans							•	
Interior	80%			2028	* *	2	\$6,900	В
Roof	20%			2028	* *	2	\$1,700	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$41,700	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,000	В

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.

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Sewage Ejector(s)							
Electric	100%	2028	* *	4	\$2,000	В	
Backflow Preventer							
Generic	100%	2028	* *	1	\$17,300	В	
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: (7) B-5, (1) B Penthouse						
	Explanation: 8 Units						
Escalators							
Over 20' Rise	100%	LIFE	* *			C	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Lower Levels						
	Explanation: 2 Units						
Fire Suppression							
Standpipe							
Generic	100%	2049	* *	1-5	\$141,700	В	
Sprinkler							
Generic	100%	2043	* *	1-2	\$78,800	В	
Fire Pump							
Generic	100%	2032	* *	1	\$52,500	В	

Page: 467

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : QUEENS HOSPITAL MAINTENANCE - F

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0014.110 / 996 Yr Built/Renovated : 1935 /

Area Sq Ft : 12,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$302,100	
Interior Architecture	\$75,700	
Electrical		\$76,500
Mechanical		\$298,300
Total	\$377,800	\$374,800
Priority A	\$302,100	
Priority B		\$374,800
Priority C	\$75,700	
Total	\$377,800	\$374,800

Total	\$129,600	\$6,000	\$7,100	\$27,600
Priority C	\$2,300	\$600		\$1,000
Priority B	\$30,300	\$5,400	\$7,100	\$17,800
Priority A	\$97,000			\$8,800
Total	\$129,600	\$6,000	\$7,100	\$27,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$1,600	\$500	\$900	\$7,600
Electrical	\$12,200	\$1,000	\$2,300	\$1,600
Interior Architecture	\$14,900	\$600		\$5,700
Exterior Architecture	\$97,000			\$8,800
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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 - F

Asset #: 996

Architecture	Current Repair		Future Replacement		Ma	aintenance		
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls						_		
Cast in Place Concrete	Broken/Miss Location:	Loading Lumbling,	Extent : Severe, A			5	\$3,400	A
Copper/Terne	2%			2043	* *	10	\$1,100	Α
Masonry: Brick	85% Now \$134,400 LIFE ** 5 \$19,200 A Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: Throughout							A
Masonry: Granite			\$15,900 l, Extent : Moderat Base	LIFE te, Area A	* * Affected : 25%	5	\$800	A
Masonry: Limestone	Int Mortar M Location :	Througho	Extent : Moderate			5	\$500	A
Slate Panels	Broken/Miss Location :	Window was with the window window with the win	Extent : Severe, A			5	\$300	A
Windows								
Aluminum	5%			2039	* *	5		A
Steel	90% Now \$27,000 2048 ** 5 \$2,800 Bent/Warped Elements, Extent: Moderate, Area Affected: 35% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 100% Location: Throughout						A	
Wood	Broken/Miss Location: Thermally In Location:	At Clears efficient, At Clears d, Extent	Extent : Moderate story : Moderate, Area	e, Area Ą	ffected : 100%	5	\$100	A

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.

Asset #: 996

Architecture	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets Massague Briefs	050/ Now	¢51.700	LIDD	* *	5	\$2.700	Δ.
Masonry: Brick	95% Now Diagonal Cracks, Ex Location: At Corne Horizontal Cracks, E Location: North Fo Misaligned/Bulging, Location: North Fo	ers xtent : Moderate, A acade, South Facac Extent : Moderate,	Area Affect le Area Affe	d : 20% ed : 10%	5	\$3,700	A
Masonry: Limestone	5% Now	\$2,400	LIFE	* *	5	\$200	A
	Jnt Mortar Miss/Erod Location : Coping Caulking Deteriorate Location : Coping						
Roof	700/ N	¢116.000	2022	* *			
Built-Up (BUR)	70% Now Blisters, Extent: Mod Location: Through Vegetation Growth, E Location: Through Water Penetration, E Location: Above M Worn/Eroded, Extent Location: Through	out Extent : Moderate, 2 out Extent : Moderate, 2 Techanical Rooms : Moderate, Area 2	Area Affec Area Affect	ted : 30%			A
Modified Bitumen	30%		2028	* *	10	\$8,800	A
Interior							
Floors	500/			ماد ماد	_	Φ20 500	a
Cast in Place Concrete	60%		LIFE	* *	5	\$28,600	C
Ceramic Tile	5%	ф л. доо	2026	* *	5	\$1,100	C
Vinyl Tile	35% Now Broken/Missing Elem Location: Second I Cracking/Crumbling, Location: Second I Other Observation, E Location: Storage Explanation: 9x9 T	Floor Extent : Moderate Floor Extent : Moderate, 1 Space	, Area Affe	a Affected : 25%	3	\$2,900	С
Interior Walls							
Ceramic Tile	5%		2026	* *	5	\$100	C
Concrete Masonry Unit	5%		LIFE	* *	5	\$100	C
Masonry: Brick	50%		LIFE	* *			C
Plaster	40% Now Cracking/Crumbling, Location: Storage Paint Peeling, Extent Location: Storage	Area On Second Fl : Moderate, Area	oor Affected : .		5	\$400	С

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

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

Asset #: 996

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$9,400	В
Exposed Concrete	60%			LIFE	* *	5	\$2,900	В
Exposed Concrete	10%	Now	\$12,600	LIFE	* *	5	\$500	В
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Second I	Floor					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	* *	5		В
Molded Case Bkrs	50%			2033	* *	5	\$100	В
Raceway								
Conduit	80%			2023	\$18,000	1		В
Conduit	20%			2043	* *	1		В
Panelboards								
Molded Case Bkrs	60%			2022	\$7,100	5	\$200	В
Molded Case Bkrs	40%			2039	* *	5	\$100	В
Wiring								
Braided Cloth	60%	2-4	\$9,500	2048	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out					
Thermoplastic	20%			2033	* *	1		В
Thermoplastic	20%			2043	* *	1		В
Motor Controllers								•
Locally Mounted	20%			2021	\$1,800	5		В
Motor Control Center	70%			2028	* *	5	\$200	В
Motor Control Center	10%			2036	* *	5		В
Ground								•
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	В
Generic	50%			LIFE	* *	5	\$100	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,300	1	\$3,200	В
Generators								
Diesel	100%			2019	\$76,500	1	\$4,100	В
	Other Obs	servation, E	Extent : Moderate, A	rea Affe	ected : 100%			
	Location	ı : Basemen	nt					
	Explana	tion : One 3	375 Kva To Supply	The Mai	in Building			
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$2,300	В

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.

Asset #: 996

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	100%	2022	\$1,300	5	\$2,700	В
	Other Observation, Extent: Location: Basement Explanation: One 335 Ga		ected : 100%			
Lighting	Explanation . One 555 Ga	tion Tank				
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$12,700	В
	Other Observation, Extent : Location : Throughout The	. 55	ected : 100%			
	Explanation: T-8 Lamps	· ·				
HID	5%	2018	\$500	10		В
Egress Lighting						
Emergency, Service	48%	2031	* *	1		В
Emergency, Battery	2%	2023	\$100	10	\$100	В
Exit, Service	50%	2028	* *	1		В
Exterior Lighting						
HID	100%	2023	\$700	10		В
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2031	* *	1-3	\$1,900	В

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
	Other Observation, Extent: Light, Area	Affected	! : 100%			
	Location: Building E					
	Explanation : Steam Provided From A	djacent l	Building E			
Distribution						
Steam Piping/Pump	100%	2023	\$120,700	4	\$1,100	В
Terminal Devices						
Convector/Radiator	85%	2021	\$138,800	1	\$4,000	В
Fan Coil Unit/Heat	15%	2023	\$38,800	1	\$700	В
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Window/Wall Unit	20%	2018	\$7,100	1		В
No Component	80%					D

Ventilation

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.

Asset #: 996

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,400	В
No Component	70%							D
Exhaust Fans								
Roof	30%			2023	\$4,100	2	\$100	В
Wall Unit	30%			2023	\$7,800	2	\$100	В
No Component	40%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$2,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			Extent : Light, Area	Affected	: 100%			
	Location	i:C,B,I,Z	2					
	Explana	tion : 1 Uni	it					

Page: 473

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 137,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,11

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,948,500	\$619,200
Interior Architecture	\$46,000	\$699,200
Electrical	\$155,600	\$604,200
Mechanical	\$241,100	\$400,700
Total	\$2,391,100	\$2,323,300
Priority A	\$1,948,500	\$619,200
Priority B	\$442,700	\$1,089,400
Priority C		\$614,800
Total	\$2,391,100	\$2,323,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		_		\$14,100
Interior Architecture	\$30,800	\$27,100	\$14,900	\$5,300
Electrical	\$12,600	\$14,700	\$24,700	\$13,400
Mechanical	\$21,700	\$20,800	\$41,000	\$37,700
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$87,000	\$84,300	\$102,300	\$92,200
Priority A				\$14,100
Priority B	\$81,700	\$57,200	\$87,500	\$72,800
Priority C	\$5,300	\$27,100	\$14,900	\$5,300
Total	\$87,000	\$84,300	\$102,300	\$92,200



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

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

Asset #: 991

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	82%			LIFE	* *	5	\$123,400	A	
Masonry: Limestone	10%			LIFE	* *	5	\$11,300	A	
Slate Panels	3%			LIFE	* *	5	\$3,400	A	
Window Wall	5%			2033	* *	5	\$28,200	A	
Windows									
Aluminum	70%	Now	\$1,948,500	2048	* *	5	\$19,400	A	
	Ctrwt/Bal	nc Not Fun	ct, Extent : Modera	ite, Area	Affected : 25%				
	Location	ı : Lower F	loors						
	-		Extent: Moderate	e, Area A	ffected : 50%				
	Location	ı : Lower F	loors						
Aluminum	30%			2039	* *	5	\$16,600	A	
Parapets							•		
Masonry: Brick	90%			LIFE	* *	5	\$6,300	A	
Masonry: Limestone	10%			LIFE	* *	5	\$900	A	
Roof									
Modified Bitumen	100%			2023	\$437,700	10	\$58,000	A	
Interior									
Floors									
Carpet	10%			2019	\$130,000	3	\$31,600	C	
Carpet	5%			2024	\$65,000	3	\$21,100	C	
Ceramic Tile	5%			2032	* *	5	\$10,500	C	
Terrazzo	15%			LIFE	* *	5	\$24,700	C	
Vinyl Tile	25%			2023	\$523,900	3	\$19,800	C	
Vinyl Tile	35%			2028	* *	3	\$27,700	C	
Vinyl Tile	5%			2031	* *	3	\$4,000	C	
Interior Walls									
Ceramic Tile	5%			2026	* *	5	\$12,000	C	
Fabric on Framing	5%			2027	* *	5	\$6,000	C	
Gypsum Board	25%			LIFE	* *	5	\$35,900	C	
Gypsum Board	5%			LIFE	* *	5	\$7,200	C	
Marble Panels	5%			LIFE	* *			C	
Plaster	45%			LIFE	* *	5	\$32,300	C	
SGFT/Glazed Masonry	5%			LIFE	* *			C	
Wood	5%			LIFE	* *	5	\$47,800	C	
Ceilings									
AcousTileConcealSpLn	20%			2040	* *	5	\$51,100	В	
AcousTileSusp.Lay-In	45%			2028	* *	5	\$92,100	В	
Exposed Concrete	5%			LIFE	* *	5	\$1,600	В	
Plaster	30%			LIFE	* *	5	\$38,400	В	

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

Under 600 Volts

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.

Asset #: 991

lectrical	Cu	rrent Repair	Future	Replacement	M	aintenance					
stem Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod				
der 600 Volts											
Service Equipment											
Air Circuit Breaker	40%		2023	\$27,200	5	\$200	В				
	Other Observa	tion, Extent : Moderate,	Area Affec	rted : 100%							
		ectrical Room									
	Explanation	: Two 1600 Amps Main I	Disconnect	Switch							
Air Circuit Breaker	20%		2023	\$13,600	5	\$100	В				
	Other Observa	tion, Extent : Moderate,	Area Affec	ted : 100%							
	Location : El	ectrical Room									
	Explanation	: One 2000 Amps Main I	Disconnect	Switch							
Fused Disc Sw	20%		2033	* *	5	\$100	В				
	Other Observa	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : El	Location : Electrical Room									
	Explanation	: One 1600 Amps Main I	Disconnect	Switch							
Fused Disc Sw	20%		2033	* *	5	\$100	В				
		tion, Extent : Moderate,		rted : 100%		,					
		Location: Electrical Room									
	Explanation	: One 600 Amps Main D	isconnect S	Switch For Emerg	encv						
Transformers				<u> </u>							
Dry Type	100%		2021	\$14,500	5	\$400	В				
21) 1) [0		Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Electrical Room										
	Explanation	: One 300 Kva 480hv-20	08/120lv								
Switchgear / Switchboard											
Molded Case Bkrs	100%		2023	\$155,300	5	\$3,000	В				
Raceway											
Conduit	70%		2023	\$76,500	1		В				
Conduit	20%		2033	* *	1		В				
Conduit	10%		2043	* *	1		В				
Panelboards											
Fused Disc Sw	60%		2031	* *	5	\$1,600	В				
Fused Disc Sw	10%		2039	* *	5	\$300	В				
Fused Disc Sw	5%		2031	* *	5	\$100	В				
Molded Case Bkrs	25%		2022	\$38,300	5	\$700	В				
Wiring				· · · · · · · · · · · · · · · · · · ·		· -					
Braided Cloth	30% 2	-4 \$54,800	2048	* *	1		В				
	On Extended L	ife, Extent : Moderate, A	Area Affecte	ed : 100%							
	Location: Th	roughout									
Thermoplastic	40%		2033	* *	1		В				
Thermoplastic	10%		2043	* *	1		В				
Thermoplastic	20%		2023	\$36,500	1		В				
Motor Controllers	20,0			÷ 2 3,2 3 0							
Locally Mounted	80%		2021	\$172,900	5	\$600	В				
Locally Mounted	20%		2028	**	5	\$200	В				
ound	2070		2020			Ψ200					
Grounding Devices											
Generic Generic	100%		LIFE	* *	5	\$1,700	В				
and-by Power	10070					Ψ1,700					

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.

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

Asset #: 991

Electrical	Current Repair	Future R	Replacement	Ma					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Transfer Switches	100/	2020	ale ale		ф1 2 000	ъ			
Automatic	40%	2028	* *	1	\$13,900	В			
Automatic	60%	2028	* *	1	\$20,800	В			
Generators Diesel	50%	2019	\$35,300	1	\$21,700	В			
Diesei	Other Observation, Extent : Mo			1	\$21,700	Ь			
	Location: Basement	racraic, meanificate	4.100/0						
	Explanation: One 188 Kva K	Cohler							
Diesel	50%	2026	* *	1	\$21,700	В			
Diesei			d: 100%	1	Ψ21,700	ъ			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside The Building								
	Explanation : One 313 Kva K	_							
Batteries	·								
Lead/Acid	50%	2015	\$300	5	\$2,100	В			
Lead/Acid	50%	2016	\$300	5	\$2,100	В			
Fuel Storage									
Day Tank	100%	2022	\$12,200	5	\$26,200	В			
•	Other Observation, Extent : Mo	oderate, Area Affecte	d: 100%						
	Location: Basement								
	Explanation: Two 330 Gallo	n Tanks							
Lighting									
Interior Lighting									
Fluorescent	78%	2028	* *	10	\$100,800	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Throughout								
	Explanation: T-8 Lamps								
Fluorescent	20%	2031	* *	10	\$25,900	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Bi	uilding							
	Explanation: T-8 Lamps								
HID	2%	2023	\$12,300	10	\$100	В			
Egress Lighting									
Emergency, Service	50%	2028	* *	1		В			
Exit, Service	30%	2028	* *	1		В			
Exit, Service	20%	2023	\$4,900	1		В			
Exterior Lighting									
HID	100%	2023	\$48,800	10	\$400	В			
Lightning Protection									
Arresters/Cabling									
Generic	100%	2038	* *	5	\$600	В			
Alarm		· · · · · · · · · · · · · · · · · · ·							
Security System									
No Component	70%					D			
Generic	30%	2028	* *	1	\$12,600	В			
Fire/Smoke Detection									
No Component	65%					D			
Generic	35%	2028	* *	1-3	\$24,300	В			

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.

Asset #: 991

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			-				-
Energy Source								
Campus Steam	100%			2033	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		n : Basemen						
	Explana	ation : Stean	n Provided From A	djacent l	Building E			
Conversion Equipment								
Pres. Reducing Valve/LI	P 100%			2026	* *	5	\$8,400	В
Steam								
Distribution								
Steam Piping/Pump	100%	1		2033	* *	4	\$7,000	В
Terminal Devices								
Air Handler	15%			2023	\$135,500	1	\$13,100	В
Convector/Radiator	85%	1		2028	* *	1	\$38,800	В
Air Conditioning								
Energy Source								
District C.W.	15%			2049	* *	1		В
			Extent : Light, Area	Affected	: 15%			
		n : Basemen						
	Explana	ttion : Chill	ed Water Provided	From Ac	ljacent Building E			
Electricity	85%)		2031	* *	1		В
Conversion Equipment								
Reciprocating	5%			2023	\$28,400	1	\$3,300	В
Compr/Chiller								
			Extent : Light, Area	ı Affected	d : 5%			
	Location	n : Roof						
Window/Wall Unit	70%	1		2018	\$241,100	1		В
No Component	25%							D
-	Other Ob	servation, E	Extent : Light, Area	Affected	: 0%			
	Locatio	n :						
	Explana	ation : Chill	ed Water Provided	From Ac	ljacent Building E			
Distribution		-						
Chilled Wtr Pipe/Pump	15%)		2033	* *	4	\$1,000	В
No Component	85%							D
Terminal Devices								
Direct Expansion	5%			2028	* *	1		В
Air Handler/Cool/Ht	15%)		2023	\$80,000	1	\$13,100	В
No Component	80%	1						D
Heat Rejection								
Remote Air Cond	5%			2028	* *	2	\$4,900	В
No Component	95%)						D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$78,600	В
Exhaust Fans								
Interior	100%			2023	\$185,200	2	\$4,400	В

Plumbing

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

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

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

Asset #: 991

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2043	* *	1		В
Galv Iron/Steel	50%		2028	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2033	* *	4	\$14,000	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2028	* *	1	\$8,700	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation,	Extent : Light, Area A	ffected	: 100%			
	Location: B-8						
	Explanation: 2 Un	nits					
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$73,800	В
Sprinkler							
Generic	100%		2033	* *	1-2	\$39,600	В
Fire Pump							
Generic	100%		2032	* *	1	\$26,400	В

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

Page: 479

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 20-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph

Block : 6858 Lot : 1 BIN : 4859742

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$417,200
Interior Architecture	\$55,700	\$181,500
Electrical		\$94,600
Total	\$55,700	\$693,300
Priority A		\$417,200
Priority B	\$55,700	\$150,300
Priority C		\$125,800
Total	\$55,700	\$693,300

Total	\$68,400	\$78,900	\$82,800	\$113,700
Priority C		\$19,600		
Priority B	\$62,600	\$59,300	\$82,800	\$56,300
Priority A	\$5,800			\$57,400
Total	\$68,400	\$78,900	\$82,800	\$113,700
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Mechanical	\$23,500	\$21,400	\$45,700	\$19,300
Electrical	\$9,500	\$8,300	\$7,400	\$7,400
Interior Architecture		\$19,600		
Exterior Architecture	\$5,800			\$57,400
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 14112

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	5%			2049	* *	5-10	\$47,000	Α
Granite Panels	5%			LIFE	* *	5	\$5,100	Α
Pre-Cast Concrete	65%			LIFE	* *	5	\$289,000	A
Window Wall	25%			2049	* *	5	\$128,200	A
Windows								
Aluminum	100%			2045	* *	5		A
Parapets								
Metal Panel	30%			2049	* *	5	\$9,600	A
Metal Rail	10%			2040	* *	5-10	\$14,900	A
Pre-Cast Concrete	60%			LIFE	* *	5	\$31,100	A
Roof								
IRMA/Protected	60%			2028	* *	10	\$34,400	A
Membrane								
	Paver Blo	ck Ballast,	Extent : Moderate,	Area Afj	fected : 100%			
	Location	ı : Main Ro	of					
Modified Bitumen	35%			2028	* *	10	\$20,100	A
Single Ply Membrane	5%			2028	* *	10	\$2,900	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$18,800	C
Ceramic Tile	5%			2036	* *	5	\$8,600	C
Terrazzo	40%			LIFE	* *	5	\$53,600	C
Vinyl Tile	50%			2031	* *	3	\$32,200	С
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$9,300	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$11,100	C
Glass: Single Pane	2%			LIFE	* *	5	\$2,800	C
Gypsum Board	65%			LIFE	* *	5	\$72,200	C
Metal Panel	5%			LIFE	* *			C
Granite Panels	5%			LIFE	* *			C
Wood	3%			LIFE	* *	5	\$22,200	C
Ceilings								
AcousTileSusp.Lay-In	65%			2040	* *	5	\$111,500	В
Exposed Struc: Steel	15%			LIFE	* *			В
Gypsum Board	15%			LIFE	* *	5	\$32,200	В
Metal Panel	5%			LIFE	* *	5	\$10,700	В

Electrical	Cur	ent	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 14112

Electrical	Current R	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, E. Location : Electrica Explanation : One 4	l Room			5	\$500	В	
Transformers Dry Type	100% Other Observation, E. Location : Electrica Explanation : One 5	xtent : Moderate, A	2040 Area Affe	** cted : 100%	5 0hv-208/	\$400 (120lv	В	
Switchgear / Switchboard Fused Disc Sw	100%		2049	* *	5	\$500	В	
Raceway Conduit Panelboards	100%		2049	* *	1		В	
Fused Disc Sw Molded Case Bkrs	10% 90%		2045 2045	* *	5 5	\$300 \$2,700	B B	
Wiring Thermoplastic	100%		2049	* *	1		В	
Motor Controllers Locally Mounted Ground	100%		2040	* *	5	\$800	В	
Grounding Devices Generic Stand-by Power	100%		LIFE	* *	5	\$1,700	В	
Transfer Switches Automatic	100%		2040	* *	1	\$35,400	В	
Lighting Interior Lighting Fluorescent	80% Other Observation, E. Location : Through Explanation : Using	out The Building	2031 Area Affe	* * cted : 100%	10	\$84,100	В	
Fluorescent	10% Other Observation, E Location : Throughe Explanation : T-5 L	xtent : Moderate, A out	2031 Area Affe	* * cted : 100%	10	\$10,500	В	
HID	5%		2031	* *	10	\$200	В	
Incandescent	5%		2031	* *	2	\$100	В	
Egress Lighting Emergency, Service	40%		2031	* *	1		В	
Emergency, Battery	10%		2031	* *	10	\$2,800	В	
Exit, LED	45%		2058	* *	1	Ψ 2 ,000	В	
Exit, Service	5%		2031	* *	1		В	
Exterior Lighting HID	100%		2031	* *	10	\$400	В	

Alarm

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

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.

Asset #: 14112

Electrical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$12,900	В
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2031	* *	1-3	\$28,300	В

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2049	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer						
	Explana	tion : Stear	n Provided From A	djacent l	Building E			
Conversion Equipment						_		_
Pres. Reducing Valve/LF Steam	100%			2032	* *	5	\$6,800	В
		servation, E 1 : Basemer	Extent : Light, Area it	Affected	: 60%			
	Explana	tion : 2 He	at Exchangers Con	verting T	o Hot Water For T	The Heati	ing Devices	
Distribution								
Hot Wtr Piping/Pump	60%			2045	* *	4	\$3,400	В
Steam Piping/Pump	40%			2049	* *	4	\$2,300	В
Terminal Devices								
Air Handler	60%			2031	* *	1	\$42,600	В
Convector/Radiator	40%			2040	* *	1	\$14,800	В
Air Conditioning								
Energy Source								_
District C.W.	100%			2049	* *	1		В
		servation, E 1 : Basemer	Extent : Light, Area nt	Affected	: 100%			
	Explana	tion : Chill	ed Water Provided	From Ac	ljacent Building E			
Distribution								
Chilled Wtr Pipe/Pump	100%			2049	* *	4	\$5,700	В
Terminal Devices								_
Air Handler/Cool/Ht	100%			2028	* *	1	\$71,000	В
Ventilation								
Distribution 1 (B) (C)	1000/			LIEE	ale ale	2.5	ф <i>с</i> 2 000	D
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,900	В
Exhaust Fans	0.50/			2021	* *	2	62.400	D
Interior	95%			2031	* *	2	\$3,400	В
Roof	5%			2031	* *	2	\$200	В
Plumbing II/C Water Pining								
H/C Water Piping Brass/Copper	100%			2049	* *	1		В
Note: All component repairs \$ estimates		urrant dalla	re and are not seed a					ע

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 14112

Mechanical	Current Repair	Future	Replacement	Ma	aintenance				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
HW Heat Exchanger									
Low Temp	100%	2049	* *	4	\$11,400	В			
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1		В			
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1		В			
Sump Pump(s)									
Rigid Piping	100%	2031	* *	4	\$2,000	В			
Sewage Ejector(s)									
Electric	100%	2031	* *	4	\$2,000	В			
Fixtures									
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
		Other Observation, Extent : Light, Area Affected : 100%							
	Location : (3) B, G, 1-5, ((2) B, G, 1-6							
	Explanation: 5 Units								
Fire Suppression									
Standpipe	4000	• • • • •	ate ate			_			
Generic	100%	2049	* *	1-5	\$57,900	В			
Sprinkler	1000/	20.10		1.0	Φ22.100	ъ			
Generic	100%	2049	* *	1-2	\$32,100	В			
Fire Pump	1000/	2024			Φ21 400	ъ			
Generic	100%	2026	* *	1	\$21,400	В			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Building E		Г						
	Explanation : Fire Pump	Is Located In Building	E						

Page: 484

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : QUEENS HOSPITAL POWER PLANT - E

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 19,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 19-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$554,500	
Electrical		\$298,400
Mechanical		\$91,800
Total	\$554,500	\$390,200
Priority A	\$554,500	
Priority B		\$390,200
Total	\$554,500	\$390,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$29,600	\$1,400		\$19,000
Interior Architecture	\$1,300	\$800		\$7,200
Electrical	\$16,600	\$1,700	\$2,400	\$1,500
Mechanical	\$6,700	\$2,800	\$4,300	\$16,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$58,100	\$10,600	\$10,600	\$47,800
Priority A	\$29,600	\$1,400		\$19,000
Priority B	\$28,500	\$8,400	\$10,600	\$21,600
Priority C		\$800		\$7,200
Total	\$58,100	\$10,600	\$10,600	\$47,800



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

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

Asset #: 995

	5 5 5	\$31,600 \$800 \$1,300	A A A
Exterior Walls Masonry: Brick 90% Now \$221,300 LIFE *** Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Diagonal Cracks, Extent: Light, Area Affected: 10% Location: Corners Masonry: Granite 3% Now \$29,600 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Building Base Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Building Base Masonry: Limestone 5% Now \$45,900 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5	\$1,300	A
Masonry: Brick 90% Now \$221,300 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Diagonal Cracks, Extent: Light, Area Affected: 10% Location: Corners Masonry: Granite Masonry: Granite Masonry: Granite Masonry: Limestone Sometimes are a figure a figu	5	\$1,300	A
Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Throughout Diagonal Cracks, Extent: Light, Area Affected: 10% Location: Corners Masonry: Granite 3% Now \$29,600 LIFE ** Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Building Base Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Building Base Masonry: Limestone 5% Now \$45,900 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5	\$1,300	A
Masonry: Granite Solution : Corners	5	\$1,300	A
Masonry: Graine Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Building Base Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Building Base Masonry: Limestone 5% Now \$45,900 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5	\$1,300	A
Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Building Base 5% Now \$45,900 LIFE ** Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout			
Masonry: Limestone Solution			
Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout			
Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Facade Staining/Discoloring, Extent: Severe, Area Affected: 100% Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5		A
Location: North Facade Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade Slate Panels 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5	\$500	A
Vegetation Growth, Extent: Moderate, Area Affected: 10% Location: North Facade 2% Now \$44,100 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5	\$500	A
Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Window Sills Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout	5	\$500	A
Cracking/Crumbling, Extent: Severe, Area Affected: 50% Location: Window Sills Windows Aluminum 20% Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout			
Aluminum 20% 2039 ** Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout			
Steel 80% Now \$243,200 2048 ** Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout			
Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Throughout	5	\$1,000	Α
	5	\$24,900	A
Location: Throughout			
Deteriorated Finish, Extent : Moderate, Area Affected : 45% Location : Throughout			
Thermally Inefficient, Extent : Moderate, Area Affected : 25% Location : Throughout			
Parapets			
Masonry: Brick 85% LIFE **	5	\$1,100	A
Masonry: Limestone 5% LIFE **	5	\$100	A
	5-10	\$2,200	A
Roof Modified Bitumen 100% 2028 **	10	\$19,000	A
nterior			
Floors	2	44 - 60	~
Carpet 5% 2019 \$6,600 Cast in Place Concrete 40% LIFE **	3	\$1,600	C
Cast in Frace Concrete 40/0 En E		\$18,800	C C
Quarry Tile 45% 2028 * * Vinyl Tile 10% 2031 * *	5 5	\$14,500	()

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.

Asset #: 995

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	\$1,100	C
Masonry: Brick	75%			LIFE	* *			C
Plaster	10%			LIFE	* *	5	\$400	C
Ceilings								
AcousTileSusp.Lay-In	15%			2040	* *	5	\$2,500	В
Exposed Concrete	65%			LIFE	* *	5	\$1,700	В
Exposed Struc: Steel	10%			LIFE	* *			В
Plaster	10%			LIFE	* *	5	\$1.100	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2049	* *	5	\$100	В
	Other Observation, Extent : M		cted : 100%			
	Location : Mechanical Chille	er Room 1st Floor				
	Explanation: Two 2000 Amp	os Main Disconnect	Switch			
Fused Disc Sw	30%	2043	* *	5		В
	Other Observation, Extent : M	oderate, Area Affec	cted : 100%			
	Location: Boiler Room Base	ment				
	Explanation: One 4000 Amp	s Main Disconnect	Switch			
Transformers						
Dry Type	100%	2036	* *	5	\$100	В
	Other Observation, Extent : M	oderate, Area Affec	ted : 100%			
	Location: Electrical Room					
	Explanation: One 500 Kva 4	180hv-208/120lv				
Switchgear / Switchboard						
Fused Disc Sw	30%	2043	* *	5		В
Fused Disc Sw	50%	2049	* *	5		В
Molded Case Bkrs	20%	2043	* *	5	\$100	В
Raceway						
Conduit	60%	2023	\$287,100	1		В
Conduit	30%	2043	* *	1		В
Conduit	10%	2049	* *	1		В
Panelboards						
Fused Disc Sw	5%	2045	* *	5		В
Fused Disc Sw	10%	2039	* *	5		В
Molded Case Bkrs	20%	2022	\$11,300	5	\$100	В
Molded Case Bkrs	50%	2039	* *	5	\$200	В
Molded Case Bkrs	15%	2045	* *	5	\$100	В

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.

Asset #: 995

Electrical	Current Repa	ir Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring	5004 2 4	Φ1.7.100 2 0.10	de de			
Braided Cloth	60% 2-4	\$15,100 2048	**	1		В
	Insulation Aged, Extent : Location : Basement	моаеғане, Ағеа Ајјеснеа :	100%			
Thermoplastic	30%	2043	* *	1		В
Thermoplastic	10%	2049	* *	1		В
Motor Controllers						
Locally Mounted	20%	2021	\$1,300	5		В
Motor Control Center	50%	2036	* *	5	\$200	В
Motor Control Center	30%	2040	* *	5	\$100	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$5,000	В
Generators						_
Diesel	100%	2032	* *	1	\$6,200	В
		t : Moderate, Area Affecte	ed : 100%		ar bar	
	Location : Basement					
	Explanation: Two 3/5	Kw Generators - One Gen	erator Supplies	The Pavi	illion Building	
Batteries	1000/	2017	\$700	~	Φ.CO.O.	ъ
Lead/Acid	100%	2017	\$700	5	\$600	В
Fuel Storage	1000/	2020	* *	_	¢2.700	D
Day Tank	100% Other Observation Exten	2039 t : Moderate, Area Affecte		5	\$2,700	В
	Location : Basement	і. Мойетине, Атей Ајјесне	u. 100/0			
	Explanation: Two 335	Callon Tanks				
Lighting	Explanation: 1 wo 333	Ganon Tanks				
Interior Lighting						
Fluorescent	98%	2031	* *	10	\$12,900	В
	Other Observation, Exten	t : Moderate, Area Affecte	ed : 100%		+ - - ,> • •	
	Location: Throughout T					
	Explanation: T-8 Lamp	S				
HID	2%	2028	* *	10		В
Egress Lighting						
Emergency, Service	45%	2031	* *	1		В
Emergency, Battery	5%	2023	\$300	10	\$200	В
Exit, LED	30%	2058	* *	1		В
Exit, Service	20%	2023	\$500	1		В
Exterior Lighting						
HID	100%	2023	\$7,000	10	\$100	В
Lightning Protection						
Arresters/Cabling						
Generic	100%	2026	* *	5	\$200	В
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2031	* *	1-3	\$3,000	В

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.

Asset #: 995

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2033	* *	1		В
Fuel							
Conversion Equipment	1000/ 37	Φ.4.100	2020	* *		φ1 2 000	D.
Steam Boiler	100% Now	\$4,100	2028		1	\$12,800	В
	Location : Contro	Extent : Moderate, Ai	rea Ajjec	iea : 100%			
		n system Extent : Light, Area	Affaatad	. 1000/			
	Location : Basem	_	Ајјестей	. 100%			
		Inits Providing Stean	1 To Adio	icent Ruildinas			
Distribution	Explanation . 5 C	mus i roviaing steam	i 10 Maja	ceni Buildings			
Steam Piping/Pump	100%		2033	* *	4	\$700	В
Terminal Devices	10070		2033			Ψ700	ь
Convector/Radiator	80%		2028	* *	1	\$3,700	В
Fan Coil Unit/Heat	20%		2023	\$51,000	1	\$900	В
Air Conditioning				+,		77.55	
Energy Source							
Electricity	100%		2039	* *	1		В
Conversion Equipment							
Centrifugal, Elec Chille	er 1%		2036	* *	1	\$200	В
	R-134a Refrigeran	t, Extent : Light, Ared	a Affected	d: 1%			
	Location: 1st Flo	oor A C Room					
		Extent : Light, Area	Affected	: 1%			
	Location : 1st Flo						
	Explanation : Pro	oviding Chilled Water			s Only		
Window/Wall Unit	10%		2018	\$3,500	1		В
No Component	89%						D
Heat Rejection							
Air Condenser Unit	1%		2031	* *	2	\$100	В
		Extent : Light, Area	Affected	: 1%			
	Location: Roof						
		oviding Chilled Water	r To The	Adjacent Buildings	s Only		
No Component	99%						D
Ventilation							
Distribution	200/		T TEE	ماد ماد	2.5	φ1 c00	D.
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,600	В
No Component	80%						D
Exhaust Fans	200/		2020	* *	2	φ1 0 0	D
Roof	30%		2028		2	\$100	В
Wall Unit No Component	30% 40%		2018	\$7,700	2	\$100	B D
Plumbing	40%						ע
H/C Water Piping							
Brass/Copper	20%		2033	* *	1		В
Galv Iron/Steel	80%		2021	\$40,700	1		В
Gary Hon/Steel	0070		2021	Ψ+0,700	1		ע

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.

Asset #: 995

Mechanical	Current Repair	Future Re	eplacement	M	aintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Plumbing										
HW Heat Exchanger						_				
Low Temp	100%	2033	**	4	\$1,400	В				
	9	Other Observation, Extent: Light, Area Affected: 100%								
	Location: 2nd Floor Of Power									
	Explanation : Provides Hot Wa	ter To Adjacent Bui	ldings							
Sanitary Piping	100.					_				
Cast Iron	100%	LIFE	* *	1		В				
Storm Drain Piping						_				
Cast Iron	100%	LIFE	* *	1		В				
Sump Pump(s)										
Rigid Piping	100%	2023	\$10,800	4	\$2,000	В				
Fixtures										
Generic	100%					В				
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	**			C				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : C, B, 1, 2									
	Explanation : 1 Unit									
Fire Suppression										
Standpipe	1000	2022	* *		Φ= =00					
Generic	100%	2033	* *	1-5	\$7,500	В				
Sprinkler	1000/	2022	ታ ታ	1.0	Φ.4.000	TD.				
Generic	100%	2033	* *	1-2	\$4,000	В				
Fire Pump	1000/	2026	* *	1	Φο ποο	D				
Generic	100%	2026		1	\$2,700	В				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: 1st Floor									
	Explanation: Also Services Th	e Aajacent Buildings	5							

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

Page: 490

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

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 : 19-Jan-2012 Landmark Status : NONE

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

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$948,600	\$46,500
Interior Architecture		\$112,100
Electrical		\$81,600
Mechanical	\$60,400	
Total	\$1,009,000	\$240,200
Priority A	\$948,600	\$46,500
Priority B	\$60,400	\$81,600
Priority C		\$112,100
Total	\$1,009,000	\$240,200

Total	\$102,200	\$15,500	\$10,600	\$37,100
Priority C	\$31,800	\$1,800		
Priority B	\$35,600	\$11,300	\$10,600	\$37,100
Priority A	\$34,700	\$2,400		
Total	\$102,200	\$15,500	\$10,600	\$37,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$4,100	\$3,800	\$4,900	\$22,700
Electrical	\$4,700	\$2,100	\$1,700	\$9,000
Interior Architecture	\$54,700	\$3,200		\$1,400
Exterior Architecture	\$34,700	\$2,400		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 998

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior	•						•		
Exterior Walls									
Cast in Place Concrete	5% Now	\$34,700	LIFE	* *	5	\$12,900	Α		
	Cracking/Crumbling, Location : Canopy		, Area A	ffected : 20%					
Masonry: Brick	90% Now	\$325,400	LIFE	* *	5	\$46,500	A		
·	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout								
	Diagonal Cracks, Ex	tent : Moderate, Ar	ea Affec	ted : 10%					
	Location: Corners								
	Misaligned/Bulging, Location : Through	_	a Affecte	d : 15%					
Masonry: Limestone	2%		LIFE	* *	5	\$800	A		
Metal Coiling Doors	3%		2036	* *	5	\$4,800	A		
Windows						•			
Steel	80% Now	\$285,600	2048	* *	5	\$29,300	A		
	Corrosion/Rusting, E Location : Through		Area Affe	cted : 20%					
	Deteriorated Finish, Location: Through		Area Afj	fected : 50%					
	Thermally Inefficient, Location : Through		, Area Ą	ffected : 100%					
Steel	20%		2039	* *	5	\$14,600	A		
Parapets									
Masonry: Brick	95% Now Expansion Int Failur Location: East Fac		LIFE te, Area	* * Affected : 10%	5	\$5,800	A		
	Horizontal Cracks, E Location : Through	Extent : Moderate, A	Area Affe	cted : 10%					
	Int Mortar Miss/Eroc Location : Through	d, Extent : Moderat	e, Area A	Affected : 20%					
	Misaligned/Bulging, Location : Through		Area Afj	fected : 20%					
Masonry: Limestone	5%		LIFE	* *	5	\$400	A		
Roof									
Built-Up (BUR)	100% Now Blisters, Extent: Mod		2033 ed : 35%	* *			A		
	Location: Through		Affacts 1	. 500/					
	Worn/Eroded, Extent Location : Through		ъјјестеа	. 50%					
erior	Locuion . Inrough	Оиг							

Interior

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.

Asset #: 998

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	5%			2019	\$17,500	3	\$4,300	C
Cast in Place Concrete	75%			LIFE	* *	5	\$93,400	C
Cast in Place Concrete	15%	Now	\$13,600	LIFE	* *	5	\$18,700	C
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: First And	d Third Floors					
Vinyl Tile	5%			2028	* *	3	\$1,100	С
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$9,100	C
Gypsum Board	5%			LIFE	* *	5	\$2,300	C
Gypsum Board	15%			LIFE	* *	5	\$6,800	
Plaster	10%			LIFE	* *	5	\$2,300	C C C
SGFT/Glazed Masonry	35%			LIFE	* *			C
SGFT/Glazed Masonry	5%	Now	\$18,300	LIFE	* *			C
•	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 10%			
	Location	: Exit V/	C					
Ceilings								
AcousTileSusp.Lay-In	5%			2028	* *	5	\$2,800	В
AcousTileSusp.Lay-In	5%			2036	* *	5	\$2,800	В
Exposed Concrete	5%	Now	\$22,900	LIFE	* *	5	\$400	В
-	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	rted : 35%			
	Location: Basement Underneath Loading Dock							
	Exposed R	Reinforceme	ent, Extent : Moder	ate, Area	ı Affected : 25%			
	Location	: Under L	oading Dock					
Exposed Concrete	80%			LIFE	* *	5	\$7,100	В
Plaster	5%			LIFE	* *	5	\$1,800	В

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2023	\$1,000	5	\$1,100	В
	Other Observation, Extent: Model	rate, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : One 400 Amps Ma	in Disconnect	Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$15,500	5	\$1,100	В
Raceway						
Conduit	80%	2023	\$2,200	1		В
Conduit	20%	2033	* *	1		В
Panelboards						
Fused Disc Sw	10%	2022	\$1,200	5	\$100	В
Molded Case Bkrs	70%	2022	\$8,200	5	\$800	В
Molded Case Bkrs	20%	2031	* *	5	\$200	В

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.

Asset #: 998

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Wiring									
Braided Cloth	80%	2-4	\$3,400	2048	* *	1		В	
		-	nt : Moderate, Are	a Affecte	ed : 100%				
	Location :	Through	out						
Thermoplastic	20%			2033	* *	1		В	
Motor Controllers									
Locally Mounted	10%			2021	\$1,000	5		В	
Motor Control Center	90%			2021	\$8,800	5	\$1,000	В	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$600	В	
Lighting									
Interior Lighting									
Fluorescent	85%			2023	\$81,600	10	\$29,700	В	
			xtent : Moderate, A	rea Affe	cted : 100%				
			out The Building						
	Explanation	on : T-8 L	amps						
HID	10%			2023	\$1,600	10	\$100	В	
Incandescent	5%			2018	\$4,800	2		В	
Egress Lighting									
Emergency, Service	45%			2023	\$3,000	1		В	
Emergency, Battery	5%			2023	\$800	10	\$500	В	
Exit, Service	50%			2023	\$3,300	1		В	
Exterior Lighting									
HID	100%			2018	\$1,700	10	\$100	В	
Alarm									
Security System									
No Component	60%							D	
Generic	40%			2028	* *	1	\$6,000	В	
Fire/Smoke Detection									
No Component	70%							D	
Generic	30%			2031	* *	1-3	\$7,500	В	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
-	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: Basement					
	Explanation: Steam Provided From A	djacent Bı	iilding E			
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2026	* *	5	\$2,300	В
Steam						

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

Asset #: 998

Mechanical	Current I	Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Steam Piping/Pump	100%		2033	* *	4	\$1,900	В
Terminal Devices							
Convector/Radiator	30%		2028	* *	1	\$3,700	В
Fan Coil Unit/Heat	70%		2028	* *	1	\$8,600	В
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	10% R-22 Refrigerant, Ex Location : Roof	tent : Light, Area Ą	2023 ffected : 1	\$20,900	2	\$200	В
Window/Wall Unit	65%		2018	\$60,400	1		В
No Component	25%			, ,			D
Ventilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$4,200	В
No Component	80%					. ,	D
Exhaust Fans							
Roof	20%		2018	\$7,200	2	\$200	В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2033	* *	1		В
Galv Iron/Steel	80%		2028	* *	1		В
Water Heater							
Electric	100% Other Observation, E Location: Roof Explanation: This	_	2018 Affected .	\$7,000 - 100%	4	\$200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100% Other Observation, E Location: B-3 Explanation: 1 Un		LIFE Affected .	* *			С
Fire Suppression	-						
Standpipe							
Generic	100%		2033	* *	1-5	\$19,900	В
Sprinkler						•	
Generic	100%		2033	* *	1-2	\$10,700	В

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.

Page: 495

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL STORES - S

Asset #: 998

Page: 496

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : QUEENS HOSPITAL TRIBORO - T
Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 244,400 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-Jan-2012 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,8,10,ph

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$5,108,200	\$603,400
Interior Architecture	\$756,200	\$1,699,600
Electrical	\$542,000	\$2,603,800
Mechanical	\$656,400	\$4,228,600
Total	\$7,062,700	\$9,135,500
Priority A	\$5,108,200	\$603,400
Priority B	\$1,295,500	\$7,005,800
Priority C	\$659,100	\$1,526,200
Total	\$7,062,700	\$9,135,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$53,100	\$3,800		\$6,900
Interior Architecture		\$15,400	\$16,600	\$14,800
Electrical	\$26,000	\$25,300	\$24,200	\$43,700
Mechanical	\$20,400	\$11,800	\$21,900	\$50,700
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$146,900	\$103,700	\$110,100	\$163,400
Priority A	\$53,100	\$3,800		\$6,900
Priority B	\$93,700	\$84,500	\$93,500	\$141,700
Priority C		\$15,400	\$16,600	\$14,800
Total	\$146,900	\$103,700	\$110,100	\$163,400



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

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

Asset #: 735

	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
		•				
100/ N	Φ 2 0.4.200	LIEE	* *	~	Φ70.400	
Cracking/Crumbl Location: Cand Exposed Reinford Location: Expo Floor To The N Paint Peeling, Ex	ing, Extent : Moderai py At North Entrance ement, Extent : Mode sed Rebar At Undersi inth Floor. tent : Light, Area Affe	te, Area A e rate, Area des Of Al ected : 5%	ffected : 10% a Affected : 15% l West Elevation B			A
3%		2043	* *	10	\$9,900	A
77%		LIFE	* *	5	\$108,500	A
Staining/Discolor Location: West Vertical Cracks, I	ing, Extent : Severe, A Elevation Base And A Extent : Moderate, Ar	All Windo	w Sills Throughou	5 t.	\$5,300	A
Location : Thro	ughout					
Deteriorated Fine Location : At Bo Paint Peeling, Ex	sh, Extent : Moderate Alconies tent : Moderate, Area	e, Area Af	fected : 40%	5	\$13,200	A
10%		2031	* *	5	\$7,500	A
Deteriorated Find Location : Thro Thermally Ineffic	sh, Extent : Moderate ughout ent, Extent : Modera	e, Area Af		5	\$424,500	A
Jnt Mortar Miss/L Location : 10th Misaligned/Bulgi	Erod, Extent : Light, A Floor West Wall ng, Extent : Moderate			5	\$13,000	A
Jnt Mortar Miss/	Erod, Extent : Modera	LIFE ate, Area	* * Affected : 50%	5	\$2,100	A
Broken/Missing E Location : Miss Split/Cracked, Ex Location : Thro	Elements, Extent: Lig ing Section 9th Floor tent: Moderate, Area ughout	On The S Affected	outh Side : 50%	5	\$11,600	A
	10% Now Cracking/Crumble Location: Cand Exposed Reinforce Location: Expo Floor To The Ni Paint Peeling, Ex. Location: Under 3% 77% 5% Now Staining/Discolor Location: West Vertical Cracks, It Location: Throu 5% Now Deteriorated Fini Location: At Ba Paint Peeling, Ex. Location: At Ba Paint Peeling, Ex. Location: Throu 10% 90% Now Deteriorated Fini Location: Throu Thermally Inefficit Location: Throu 80% Now Jnt Mortar Miss/It Location: 10th Misaligned/Bulgit Location: 10th 10% Now Jnt Mortar Miss/It Location: Copin 10% Now Broken/Missing E Location: Throu Split/Cracked, Ex. Location: Throu Worn/Eroded, Ex.	Total (Years) 10% Now \$284,300 Cracking/Crumbling, Extent: Moderat Location: Canopy At North Entrance Exposed Reinforcement, Extent: Mode Location: Exposed Rebar At Underst Floor To The Ninth Floor. Paint Peeling, Extent: Light, Area Affe Location: Underneath East Elevation 3% 77% 5% Now \$92,200 Staining/Discoloring, Extent: Severe, Location: West Elevation Base And Location: West Elevation Base And Location: Throughout 5% Now \$11,600 Deteriorated Finish, Extent: Moderate Location: At Balconies Paint Peeling, Extent: Moderate, Area Location: At Balconies 10% 90% Now \$4,139,000 Deteriorated Finish, Extent: Moderate Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout 80% Now \$90,800 Jnt Mortar Miss/Erod, Extent: Light, A Location: 10th Floor West Wall Misaligned/Bulging, Extent: Moderate Location: 10th Floor 10% Now \$20,400 Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping 10% Now \$21,100 Broken/Missing Elements, Extent: Ligh Location: Missing Section 9th Floor Split/Cracked, Extent: Moderate, Area Location: Throughout	Total (Years) 10% Now \$284,300 LIFE Cracking/Crumbling, Extent: Moderate, Area A Location: Canopy At North Entrance Exposed Reinforcement, Extent: Moderate, Area Location: Exposed Rebar At Undersides Of Al Floor To The Ninth Floor. Paint Peeling, Extent: Light, Area Affected: 5% Location: Underneath East Elevation Entrance 3% 2043 77% LIFE 5% Now \$92,200 LIFE Staining/Discoloring, Extent: Severe, Area Affecte Location: West Elevation Base And All Windo Vertical Cracks, Extent: Moderate, Area Affecte Location: Throughout 5% Now \$11,600 2033 Deteriorated Finish, Extent: Moderate, Area Affected Location: At Balconies Paint Peeling, Extent: Moderate, Area Affected Location: At Balconies 10% 2031 90% Now \$4,139,000 2048 Deteriorated Finish, Extent: Moderate, Area Af Location: Throughout Thermally Inefficient, Extent: Moderate, Area Af Location: Throughout 80% Now \$90,800 LIFE Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected Location: 10th Floor 10% Now \$20,400 LIFE Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected Location: Coping 10% Now \$21,100 2028 Broken/Missing Elements, Extent: Light, Area Affected Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected Location: Throughout	Total (Years) FY 10% Now \$284,300 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Canopy At North Entrance Exposed Reinforcement, Extent: Moderate, Area Affected: 15% Location: Exposed Rebar At Undersides Of All West Elevation B Floor To The Ninth Floor. Paint Peeling, Extent: Light, Area Affected: 5% Location: Underneath East Elevation Entrance Canopy 3% 2043 ** 77% LIFE ** 5% Now \$92,200 LIFE ** Staining/Discoloring, Extent: Severe, Area Affected: 75% Location: West Elevation Base And All Window Sills Throughout Vertical Cracks, Extent: Moderate, Area Affected: 10% Location: Throughout 5% Now \$11,600 2033 ** Deteriorated Finish, Extent: Moderate, Area Affected: 40% Location: At Balconies Paint Peeling, Extent: Moderate, Area Affected: 20% Location: At Balconies 10% 2031 ** 90% Now \$4,139,000 2048 ** Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 50% Location: Throughout 80% Now \$90,800 LIFE ** Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 15% Location: 10th Floor 10% Now \$20,400 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Coping 10% Now \$21,100 2028 ** Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Missing Section 9th Floor On The South Side Split/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Worn/Eroded, Extent: Moderate, Area Affected: 50%	Total (Years) FY (Yrs)	Total (Years)

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.

Asset #: 735

Architecture	itecture Current Repair Futur		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof Built-Up (BUR)	97%	Now	\$501,900	2033	* *			A
Built of (Box)			derate, Area Affect					71
		: Through						
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Stair C,	Room 10 B-3, Kitch	hen				
			: Moderate, Area	Affected .	75%			
	Location	: Through	out					
Copper/Terne	3%			2038	* *	10	\$6,900	A
nterior								
Floors	4.0				de de	_		~
Cast in Place Concrete	10%			LIFE	* *	5	\$64,500	C
Ceramic Tile	5%			2026	**	5	\$14,800	C
Quarry Tile	5% 25%			2028	**	5	\$22,100	C C
Terrazzo Vinyl Tile	25% 45%			LIFE 2023		5 3	\$57,600 \$49,800	C
Vinyl Tile Vinyl Tile	45% 5%	Now	\$7,300	2023	\$1,319,100 \$146,600	3	\$5,500	C
vinyi The			ents, Extent : Mod			3	\$5,500	C
		: Sixth Flo		c, a.c., 11,	earyjeerea : 1070			
			Extent : Moderate, 1	Area Affe	cted : 5%			
		: Room B		33				
	Explanat	ion : 9x9s .	Evident					
Vinyl Tile	5%	Now	\$146,600	2033	* *	3	\$5,500	С
•	Cracking/C	Crumbling,	Extent: Moderate	, Area Aj	fected : 25%			
	Location	: Lobby						
	Worn/Eroc	led, Extent	: Moderate, Area	Affected .	50%			
	Location	: Lobby						
Interior Walls								
Ceramic Tile	5%			2026	* *	5	\$16,100	C
Concrete Masonry Unit	2%			LIFE	* *	5	\$2,600	C
Gypsum Board	20%			LIFE	* *	5	\$38,600	C
Marble Panels	5%	NT	¢40.200	LIFE	* *	~	ф д д 00	C
Plaster	8%	Now	\$49,200	LIFE		5	\$7,700	C
		zrumbung, : 10th Flo	Extent : Moderate or	, Area A <u>j</u>	јестеа : 10%			
			xtent : Moderate, A	rea Affe	cted · 10%			
		: 10th Flo		irea rijje	cica : 1070			
Plaster	40%		-	LIFE	* *	5	\$38,600	С
SGFT/Glazed Masonry	20%	Now	\$309,400	LIFE	* *	3	Ψ30,000	C
551 1/Giazea Wasoni y			ents, Extent : Mod					
		_	ed Kitchen In The					

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.

Asset #: 735

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2028	* *	5	\$88,500	В
Plaster	60%			LIFE	* *	5	\$110,600	В
Plaster	10%	Now	\$52,900	LIFE	* *	5	\$18,400	В
	Broken/Mi	issing Elem	nents, Extent : Ligh	t, Area A	ffected : 2%			
	Location	: Room 6	B-18 A, Kitchen					
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Stair C,	Room 10 B-3, Kitch	ien				
	Water Pen	etration, E	Extent : Moderate, A	rea Affe	cted : 20%			
	Location	: Stair C,	Room 10 B-c, Kitch	ien				

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	40%			2023	\$25,500	5	\$2,100	В
Molded Case Bkrs	20%			2023	\$12,700	5	\$1,100	В
Molded Case Bkrs	20%			2023	\$12,700	5	\$1,100	В
Molded Case Bkrs	20%			2023	\$12,700	5	\$1,100	В
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$217,400	5	\$5,300	В
Raceway								
Conduit	90%			2023	\$252,600	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$28,200	5	\$500	В
Molded Case Bkrs	70%			2022	\$197,700	5	\$3,700	В
Molded Case Bkrs	20%			2031	* *	5	\$1,100	В
Wiring								
Braided Cloth	70%	2-4	\$222,200	2048	* *	1		В
		Aged, Extent .a : Throughout	: Moderate, Are	a Affecte	ed : 100%			
Thermoplastic	10%			2033	* *	1		В
Thermoplastic	20%			2023	\$63,500	1		В
Motor Controllers					1 1-			
Locally Mounted	100%			2021	\$532,100	5	\$1,300	В
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$3,000	В
	Location	ı : Water Main		Area Affe	ected : 100%			
G. 11 B	Explana	tion : Corrode	a					
Stand-by Power								
Transfer Switches	1.000/			2021	¢11 200	1	¢<1.700	D
Automatic	100%			2021	\$11,300	1	\$61,700	В

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.

Asset #: 735

	Maintenance		e Replacement	Future	Current Repair	Electrical
ost Priority Code	Estimated Cost	Cycle (Yrs)	Estimated Cost	Year FY	% of Fail Date Estimated Cost Total (Years)	System Component Type
						Stand-by Power
						Generators
00 B	\$77,400	1	\$76,500	2019	100%	Diesel
			cted : 100%	Area Affe	Other Observation, Extent : Moderate, A	
					Location : Sub Basement	
					Explanation: One 350 Kw	<u></u>
						Batteries
00 B	\$7,400	5	\$700	2015	100%	Lead/Acid
						Fuel Storage
00 B	\$5,800	5	* *	2026	100%	Main Tank
			: 100%	Affected	Other Observation, Extent : Light, Area	
					Location: Sub Basement	
					Explanation: 500 Gallons	
						Lighting
						Interior Lighting
00 B	\$171,800	10	* *	2028	95%	Fluorescent
			cted : 100%	Area Affe	Other Observation, Extent : Moderate, A	
					Location: Throughout The Building	
					Explanation: T-8 Lamps	
00 B	\$200	2	\$61,000	2018	5%	Incandescent
-						Egress Lighting
В		1	* *	2028	50%	Emergency, Service
В		1	\$17,000	2018	50%	Exit, Service
			· · · · · · · · · · · · · · · · · · ·			Exterior Lighting
00 B	\$600	10	\$87,000	2018	100%	HID
	· · · · · · · · · · · · · · · · · · ·		. , , , , , , , , , , , , , , , , , , ,			Lightning Protection
						Arresters/Cabling
00 B	\$1,000	5	* *	2026	100%	Generic
	, ,					Alarm
						Security System
D					70%	
	\$22,500	1	\$215,700	2023	30%	Generic
	. ,		. , , , , , , , , , , , , , , , , , , ,			Fire/Smoke Detection
D					60%	
	\$49,400	1-3	\$984.600	2023		-
	. ,	1-3	\$215,700 \$984,600	2023		No Component

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Basement					
	Explanation : Steam Provided From A	Adjacent E	Building E			
Distribution		•		•	•	•
Steam Piping/Pump	100%	2023	\$1,636,100	4	\$14,600	В

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.

Asset #: 735

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estin (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u>'</u>		•		•			
Terminal Devices								
Convector/Radiator	95%		20	021	\$2,102,600	1	\$60,600	В
Induction Unit	5%		20	026	* *	1	\$3,200	В
Air Conditioning								
Energy Source								
Electricity	100%		20	031	* *	1		В
Conversion Equipment					** **********************************			_
Window/Wall Unit	75%		20	016	\$361,300	1		В
No Component	25%							D
Ventilation								
Distribution Ductwork/Diffusers	70%		т.	IFE	* *	2-5	\$77,000	D
No Component	30%		L.	IFE		2-3	\$77,000	B D
Exhaust Fans	30%							D
Interior	95%		21	018	\$246,100	2	\$5,800	В
Roof	5%			018	\$9,300	2	\$300	В
Plumbing	370		ے کا	010	Ψ2,300		Ψ300	
H/C Water Piping								
Brass/Copper	30%		20	033	* *	1		В
Galv Iron/Steel	70%	Now		021	\$489,900	1		В
	Corroded	Extent : Severe,	Area Affected : 3	30%				
	Location	a : Water Main, B	asement					
Sanitary Piping								
Cast Iron	100%		L	IFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%		L	IFE	**	1		В
Sump Pump(s)								
Rigid Piping	100%		20	023	\$10,800	4	\$2,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators	1000/		T .	TEE	* *			C
Geared Traction	100%	E.		IFE				C
		servation, Extent : a : (2) B-10, (2) B	0 00	естеа	: 100%			
		t . (2) B-10, (2) B tion : 4 Units	-9					
Fire Suppression	Елріана	uon . 7 Onns						
Standpipe								
Generic	100%		20	033	* *	1-5	\$103,300	В
Sprinkler	10070						¥102,200	
No Component	85%							D
Generic	15%		20	033	* *	1-2	\$8,300	В

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.

Page: 502

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 163,840 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3,5,PH

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$360,700	\$905,900
Interior Architecture	\$562,800	\$170,300
Electrical		\$1,145,000
Mechanical		\$2,034,400
Total	\$923,600	\$4,255,600
Priority A	\$360,700	\$905,900
Priority B	\$131,700	\$3,254,700
Priority C	\$431,200	\$95,000
Total	\$923,600	\$4,255,600

Total	\$263,800	\$76,600	\$125,500	\$97,300
Priority C	\$77,300		\$26,300	\$11,900
Priority B	\$142,300	\$76,600	\$99,200	\$85,400
Priority A	\$44,300			
Total	\$263,800	\$76,600	\$125,500	\$97,300
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Mechanical	\$74,900	\$35,800	\$48,400	\$38,400
Electrical	\$20,700	\$16,100	\$21,100	\$22,300
Interior Architecture	\$99,200		\$31,300	\$11,900
Exterior Architecture	\$44,300			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset #: 1001

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Cast in Place Concrete	10%			LIFE	* *	5	\$108,100	A
Masonry: Brick	85%			LIFE	* *	5	\$183,700	A
Window Wall	5%			2044	* *	5	\$20,300	A
Windows	1000/			20.40	* *	-	Φ4 2 400	
Aluminum	100%			2040	* *	5	\$43,400	A
Parapets	<i>(5</i> 0/			LIPE	ታ ታ	~	Φ1 57 2 00	
Cast in Place Concrete	65%			LIFE	* *	5	\$157,200	A
Masonry: Brick	30%			LIFE	**	5-10	\$24,000	A
Metal Panel	5%			2044	* *	5	\$2,300	A
Roof	5 0/	0.2	¢2 100	2020	* *			
Built-Up (BUR)	5%	0-2	\$2,100	2029				A
	_		Extent : Light, Area Locations Through		1. 10%			
								
IRMA/Protected Membrane	95%	0-2	\$136,300	2024	\$681,400			A
	Ponding, Extent: Light, Area Affected: 15% Location: Throughout							
Interior								
Floors								
Carpet	10%			2023	\$133,200	3	\$30,100	C
Cast in Place Concrete	10%			LIFE	* *	5	\$87,800	C
	_	_	Extent : Moderate t Corridor	, Area Aj	ffected : 10%			
Ceramic Tile	5%			2033	* *	5	\$10,000	С
Panel/Paver: Cer/Brk	5%			2040	* *	5	\$22,600	Č
Quarry Tile	5%	Now	\$35,900	2037	* *	5	\$7,500	C
,			Extent : Moderate And Receiving Area		ffected : 5%		, ,	
Vinyl Tile	65%		_	2029	* *	3	\$48,900	C
v myr The		ervation. F	xtent : Moderate, A		cted : 100%	3	φ-10,200	C
		: Through		27 000 12550	. 100,0			
		tion : 9x9 U						
Interior Walls	1							
Ceramic Tile	5%			2033	* *	5	\$13,700	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$22,000	C
Masonry: Brick	10%			LIFE	* *	10	\$8,200	C
Plaster	62%	4+	\$351,400	LIFE	* *	5	\$51,100	C
	Paint Pee	ling, Extent	: Moderate, Area	Affected .	: 50%			
	Location	: Various	Locations Through	out				
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$13,700	С
Wood	3%			LIFE	* *	5	\$66,000	C
Ceilings	270						Ψου,σου	
Acous Tile Conceal SpLn	25%			2029	* *	5	\$62,700	В
Acous Tile Susp. Lay-In	5%			2027	* *	5	\$10,000	В
Exposed Concrete	10%			LIFE	* *	5-10	\$25,100	В
Exposed Concrete								

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. #37 - ROBITZEK BUILDING

Asset #: 1001

System % of Fail Date					Maintenance		
Component Type Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs 50%		2024	\$18,300	5	\$1,800	В	
Other Observation, E.		ea Affe	cted : 100%				
	Location: Electrical Room						
	Explanation : One 2000 Amps Main Disconnect Switch 50% 2024 \$18,300 5 \$1,800						
	·					В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room						
	000 Amps Main Disco	connec	t Switch For Emer	gency			
Transformers				-		_	
Liquid Filled 100%		2022	\$15,600	5	\$800	В	
Other Observation, E.	xtent : Moderate, Ared	ea Affe	cted : 100%				
Location: Outside	12.0.77 4001 200.44	201					
	3.8 Kva 480hv-208/12	20lv					
Switchgear / Switchboard	2	2024	¢02.000	_	¢2.500	D	
Molded Case Bkrs 70%		2024	\$82,000 * *	5	\$2,500	В	
Molded Case Bkrs 30%		2034	T T	5	\$1,100	В	
Raceway	2	2024	¢126 100	1		D	
Conduit 90%		2024	\$136,100 * *	1		В	
Conduit 10% Panelboards		2044		1		В	
Fused Disc Sw 10%	2	2032	* *	5	\$300	В	
Molded Case Bkrs 80%		2032	* *	5	\$2,800	В	
Molded Case Bkrs 80% Molded Case Bkrs 10%		2032	* *	5	\$400	В	
Wiring		2040			φ400	ъ	
Thermoplastic 90%	2	2034	* *	1		В	
Thermoplastic 10%		2034	* *	1		В	
Motor Controllers		2044		1		ъ	
Locally Mounted 20%	2	2037	* *	5	\$200	В	
Locally Mounted 50%		2022	\$116,500	5	\$500	В	
Motor Control Center 30%		2029	**	5	\$1,100	В	
Ground		2027			ψ1,100		
Grounding Devices							
Generic 100%	L	LIFE	* *	5	\$4,000	В	
Stand-by Power					, ,		
Transfer Switches							
Automatic 100%	2	2022	\$12,200	1	\$41,400	В	
Generators							
Diesel 100%	2	2020	\$82,400	1	\$51,900	В	
Other Observation, E.	Other Observation, Extent: Moderate, Area Affected: 100%						
Location : Basemen	t						
Explanation: One 2	250 Kw						
Batteries							
Lead/Acid 100%	2	2019	\$700	5	\$5,000	В	

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. #37 - ROBITZEK BUILDING

Asset #: 1001

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						•
Fuel Storage						
Day Tank	50%	2023	\$6,200	5	\$12,400	В
	Other Observation, Extent : Moderate		ted : 100%			
	Location: Generator Room - Basen	nent				
	Explanation: One 25 Gals					
Main Tank	50%	2027	* *	5	\$2,000	В
	Other Observation, Extent: Moderate	e, Area Affec	ted : 100%			
	Location: Underground					
	Explanation: One 1080 Gals					
Lighting						
Interior Lighting						
Fluorescent	40%	2032	* *	10	\$49,200	В
	Other Observation, Extent: Moderate Location: Throughout The Building		ted : 100%			
	Explanation: T-8 Lamps					
Fluorescent	57%	2024	\$509,300	10	\$70,100	В
	Other Observation, Extent: Moderate Location: Throughout The Building		ted : 100%			
	Explanation: T-12 Lamps					
Incandescent	3%	2024	\$26,800	2	\$100	В
Egress Lighting						
Emergency, Service	20%	2024	\$5,000	1		В
Emergency, Service	30%	2032	* *	1		В
Exit, LED	20%	2059	* *	1		В
Exit, Service	30%	2024	\$7,500	1		В
Exterior Lighting						
HID	100%	2024	\$62,800	10	\$400	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2032	* *	1	\$15,100	В
Fire/Smoke Detection						
No Component	30%					D
Generic	70%	2032	* *	1-3	\$57,900	В

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2044	* *	1		В
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location : Bldg 15					
	Explanation : From New Power	r Plant				

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. #37 - ROBITZEK BUILDING

Asset #: 1001

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$5,500	В
Distribution Hot Wtr Piping/Pump		servation, E i : Through	Extent : Light, Area	2032 Affected	* *	4	\$3,400	В
		_	Vater Pumps Serve	The Duc	al Temperature Ind	luction U	nits	
Steam Piping/Pump	50%			2034	* *	4	\$2,300	В
Terminal Devices Air Handler Fan Coil Unit/Heat	Location	i : Through	Extent : Light, Area out Temperature Induc			1	\$28,600 \$15,000	B B
Air Conditioning	Ехрини	iion . Duai	тетрегаште тайс	non Oni	is Observeu			
Energy Source Campus Steam Electricity	90% 10%			2044 2040	* *	1 1		B B
Conversion Equipment Absorption Chiller/Steam/HW	90%			2033	* *	1	\$90,100	В
Chines, Steam 11	Location	ı : Basemer	Extent : Light, Area at Pit am Driven Absorpt			Bromide I	Refrigerant	
Int Pkg Unit - Cooling	10%			2025	* *	2	\$600	В
Distribution Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$4,600	В
Terminal Devices Induction Unit	100%			2024	\$659,300	1	\$29,900	В
Heat Rejection Remote Air Cond Water Cool Tower	10% 90%			2024 2025	\$70,800 * *	2 2	\$6,400 \$83,800	B B
Ventilation Distribution	7070			2025			Ψου,σου	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$81,700	В
Exhaust Fans Interior Roof	75% 25%			2024 2024	\$98,200 \$23,500	2 2	\$2,100 \$700	B B
Plumbing	- 7			<u> </u>	, -,-		,,,,,,	
H/C Water Piping Galv Iron/Steel	100%			2029	**	1		В
HW Heat Exchanger Low Temp	100%			2044	* *	4	\$13,800	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В

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. #37 - ROBITZEK BUILDING

Asset #: 1001

Current Repair	Future f	Replacement	Ma		
% of Fail Date Estimated Total (Years)	Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
	•	•			•
100%	LIFE	* *	1		В
100%	2024	\$11,600	4	\$2,000	В
100%	2034	* *	4	\$1,300	В
100%					В
100%	LIFE	* *			C
Other Observation, Extent : Ligh	t, Area Affected : .	100%			
Location: B-5					
Explanation: 5 Units					
15%					D
85%	2034	* *	1-5	\$39,700	В
100%	2034	* *	1-2	\$26,000	В
No Backflow Preventer, Extent:	Light, Area Affecte	ed : 100%			
Location: Basement					
100%	2027	* *	1	\$17,300	В
100%	2019	\$27,400	1-3	\$45,000	В
	% of Total (Years) 100% 100% 100% 100% 100% 100% Other Observation, Extent: Light Location: B-5 Explanation: 5 Units 15% 85% 100% No Backflow Preventer, Extent: Location: Basement 100%	No of Total Fail Date Estimated Cost Year FY	% of Total Fail Date Estimated Cost FY Estimated Cost FY	Wof Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

Page: 508

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Address : 460 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 : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$391,500	
Electrical		\$559,900
Mechanical		\$144,600
Total	\$391,500	\$704,500
Priority A	\$391,500	
Priority B		\$704,500
Total	\$391,500	\$704,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$101,600		\$300	
Interior Architecture	\$44,100		\$300	\$1,700
Electrical	\$23,600	\$1,700	\$1,900	\$2,600
Mechanical	\$10,300	\$600	\$1,200	\$400
Total	\$179,600	\$2,200	\$3,600	\$4,600
Priority A	\$101,600		\$300	
Priority B	\$43,400	\$2,200	\$3,100	\$3,000
Priority C	\$34,500		\$300	\$1,700
Total	\$179,600	\$2,200	\$3,600	\$4,600



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.

Asset #: 977

chitecture	Current Repair	Future Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code	
terior						
Exterior Walls Cast Stone/Terra Cotta	3% Now \$20,800 Broken/Missing Elements, Extent: Seve Location: Over Main Entrance Cracking/Crumbling, Extent: Moderate Location: Over Main Entrance		5	\$4,500	A	
Copper/Terne	5% Now \$35,300 Deformed/Dented, Extent: Moderate, A Location: Courtyard Deteriorated Finish, Extent: Moderate Location: Courtyard Staining/Discoloring, Extent: Moderate Location: Courtyard	, Area Affected : 50%			A	
Stucco Cement	92% Now \$123,800 Broken/Missing Elements, Extent: Sever Location: Courtyard Cracking/Crumbling, Extent: Severe, A Location: Various Locations Through Staining/Discoloring, Extent: Moderate Location: Courtyard Water Penetration, Extent: Light, Area Location: Various Locations Through	Area Affected : 25% nout e, Area Affected : 50% Affected : 15%	5	\$21,900	A	
Windows						
Aluminum Wood	10% 90% Now \$183,300 Dry Rot/Decay, Extent: Moderate, Area Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout	e, Area Affected : 50%	5 5	\$600 \$26,000	A A	
Parapets						
Copper/Terne	85% Now \$49,000 Deformed/Dented, Extent: Light, Area Location: Various Locations Through Staining/Discoloring, Extent: Moderat Location: Various Locations Through	nout e, Area Affected : 50%	5	\$6,100	A	
Stucco Cement	15% Now \$4,800 Broken/Missing Elements, Extent: Sever Location: Courtyard Cracking/Crumbling, Extent: Moderate Location: Courtyard Water Penetration, Extent: Light, Area Location: Various Locations In Courtyar	e, Area Affected : 15% Affected : 15%	5	\$600	A	

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.

Asset #: 977

Architecture	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ced Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Roof	400/ 37	2024	de de			
Built-Up (BUR)	10% Now \$5,000 Drains Inad/Misposn, Extent: Modera Location: Over Storage Area And Of Miss/Damaged Flashings, Extent: Mod Location: Over Storage Area And Of Worn/Eroded, Extent: Moderate, Area Location: Over Storage Area And Of	ffices derate, Area Affecto ffices Affected : 25%				A
Clay Tile	55% Now \$29,500	2034	* *			A
·	Broken/Missing Elements, Extent: Mod Location: Throughout Cracking/Crumbling, Extent: Moderat Location: Throughout					
Modified Bitumen	25% Now \$16,700 Alligatoring, Extent: Moderate, Area A	2034 Affected : 25%	* *			A
	Location: Over Storage Area Blisters, Extent: Moderate, Area Affec Location: Over Storage Area Worn/Eroded, Extent: Moderate, Area Location: Over Storage Area					
Skylight, Metal/Glass	10% Now \$24,800 Corrosion/Rusting, Extent: Moderate, Location: Over Storage Area Glazing Broken/Cracked, Extent: Mod Location: Over Storage Area					A
nterior						
Floors	0.504	2020	h1 5 100	2	\$2.00	C
Carpet	25% 4+ \$5,100 Worn/Eroded, Extent: Moderate, Area Location: Various Locations Throug. Wrinkling, Extent: Light, Area Affected	Affected : 15% hout	\$17,100	3	\$3,900	С
	Location: First Floor					
Ceramic Tile	Location : First Floor 5%	2027	* *	5	\$500	С
Ceramic Tile Quarry Tile		2027 2029	* *	5 5	\$500 \$1,500	C C
	5%	2029 LIFE	* *			

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.

Asset #: 977

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Interior Walls									
Ceramic Tile	5%	Now	\$2,100	2027	* *	5	\$100	C	
		issing Elem : Basemen	ents, Extent : Seve t Corridor	re, Area	Affected : 30%				
Plaster	70%	Now	\$12,300	LIFE	* *	5	\$900	С	
	O	Crumbling, : South Co	Extent : Severe, A orridor	rea Affec	eted : 20%				
		etration, E. : South Co	xtent : Moderate, A orridor	Area Affe	cted : 15%				
Wood	25%			LIFE	* *	5	\$8,500	С	
Ceilings									
AcousTileSusp.Lay-In	15%			2029	* *	5	\$1,500	В	
Plaster	85%			LIFE	* *	5-10	\$15,000	В	
	O	0.	Extent : Moderate Floor, Various Loc		0				

ectrical		Current Repair	Futur	e Replacement	Maintenance				
stem Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts									
Service Equipment									
Molded Case Bkrs	100%		2044	* *	5	\$800	В		
		rvation, Extent : Moderate,	Area Affe	ected : 100%					
		Electrical Room							
	Explanatio	on : One 3000 Amps Main	Disconnec	ct Switch					
Transformers									
Liquid Filled	100%		2022	\$15,600	5	\$200	В		
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location :								
	Explanatio	on : One 13.8 Kva 480hv-2	08/120lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%		2044	* *	5	\$800	В		
Raceway									
Conduit	20%		2044	* *	1		В		
Conduit	80%		2024	\$36,700	1		В		
Panelboards									
Fused Disc Sw	10%		2023	\$5,100	5	\$100	В		
Molded Case Bkrs	80%		2023	\$40,600	5	\$600	В		
Molded Case Bkrs	10%		2040	* *	5	\$100	В		
Wiring				·		·			
Braided Cloth	30%	2-4 \$14,100	2049	* *	1		В		
	Insulation A	aged, Extent : Moderate, Ar	ea Affecte	ed : 100%					
	Location:	Throughout The Building							
Thermoplastic	30%		2044	* *	1		В		
Thermoplastic	40%		2024	\$18,900	1		В		

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.

Asset #: 977

Electrical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2022	\$49,700	5	\$200	В
Locally Mounted	20%			2037	* *	5		В
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$400	В
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Water M	lain					
	Explana	tion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$37,800	10	\$6,100	В
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location	: Through	out The Building					
	Explana	tion : T-12	Lamps					
Incandescent	3%			2019	\$1,200	2		В
Egress Lighting								
Emergency, Battery	75%			2024	\$2,400	10	\$1,200	В
Exit, Service	25%			2029	* *	1		В
Exterior Lighting								
HID	70%			2019	\$9,800	10	\$100	В
HID	30%			2029	* *	10		В
Alarm								
Fire/Smoke Detection								
Generic	100%			2019	\$395,100	1-3	\$18,900	В

echanical	Current Repair		Futur	e Replacement	Maintenance		
stem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ating							
Energy Source							
Campus Steam	100%		2044	* *	1		В
	Other Observatio	n, Extent : Light, Area	Affected	: 100%			
	Location: Bldg	15					
	Explanation: F	rom New Power Plant					
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2027	* *	5	\$400	В
Steam							
Distribution							
Steam Piping/Pump	100%		2024	\$61,500	4	\$500	В
	On Extended Life	, Extent : Moderate, A	rea Affec	ted : 100%			
	Location: Steam	n And Condensate Ret	urn Pipir	ng Are Beyond The	ir Useful	Life Cycle Limit	
Terminal Devices							
Convector/Radiator	100%		2022	\$83,200	1	\$2,200	В
(On Extended Life	, Extent : Moderate, A	rea Affec	ted : 100%			
	· ·	Steam Radiators Are B			cle Limit		

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.

Asset #: 977

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2028	* *	2		В
Window/Wall Unit	35%			2019	\$6,300	1		В
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,100	В
Exhaust Fans								
Interior	80%			2024	\$7,800	2	\$200	В
Roof	20%			2024	\$1,400	2		В
Plumbing H/C Water Piping Brass/Copper	100%			2034	* *	1		В
Sanitary Piping	10070			2051		-		
Cast Iron	100%			LIFE	* *	1		В
Cust Hon		led Life. Ex	tent : Moderate, Ai		ted : 100%	1		
			Piping Is Beyond U					
Storm Drain Piping			T. G		, - ,			
Cast Iron	100%			LIFE	* *	1		В
Cust Hon	On Extend	-	tent : Moderate, Ai iping Is Beyond Use	rea Affec		1		Б
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Perimete	er Of The Building					
	Explana	tion : Lead	ers And Gutters Do	wn To C	Cast Iron Pipping B	elow Gro	ade	
Sump Pump(s)	<u> </u>							
Submersible	100%			2015	\$7,000	4	\$2,000	В
Fixtures					. , ,		. , , ,	
Generic	100%							В
Fire Suppression Standpipe								
Generic	100%			2044	* *	1-5	\$3,500	В
Conone	Recent Re	place Evido 1 : Next To	ent, Extent : Light, A Stairwells		ected : 100%		ψ3,200	ב

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,561 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$44,400	
Total	\$44,400	
Priority A	\$44,400	
Total	\$44,400	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$52,100			
Interior Architecture	\$29,400		\$1,100	
Electrical	\$9,900			
Mechanical	\$1,700	\$500	\$800	\$600
Total	\$93,100	\$500	\$1,900	\$600
Priority A	\$52,100			
Priority B	\$17,800	\$500	\$800	\$600
Priority C	\$23,200		\$1,100	
Total	\$93,100	\$500	\$1,900	\$600



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 F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls						_		
Cast in Place Concrete	5%			LIFE	* *	5	\$4,400	A
Copper/Terne	5%	3.7	Φ20, 200	2044	* *	10	\$1,000	A
Masonry: Brick		Now etration, E. : Southeas			* * d : 15%	5	\$7,500	A
Masonry: Limestone		Now Miss/Erod : West Fac	\$6,200 l, Extent : Moderat cade	LIFE e, Area A	* * Affected : 10%	5	\$300	A
Windows								
Aluminum	10%			2040	* *	5	\$100	A
Glass Block	5%	Now	\$1,000	LIFE	* *	5		A
	_	roken/Crac : East Fac	ked, Extent : Mode ade	rate, Are	ea Affected : 10%			
Wood	Location Thermally	: Through	Extent : Moderate			5	\$6,300	A
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$5,100	A
Masonry: Limestone	_	Now Crumbling, : Cornice	\$10,000 Extent : Moderate	LIFE , Area A <u>j</u>	* * ffected : 5%	5	\$900	A
	Int Morta		l, Extent : Moderat	e, Area A	Affected: 25%			
Roof								
Built-Up (BUR)	35%			2024	\$6,700	10	\$1,100	A
Copper/Terne	60%			2039	* *	10	\$4,700	A
Skylight, Metal/Glass	5%			2034	* *	10	\$500	A
terior								
Floors	10%			2023	\$2.700	2	\$800	C
Carpet Cast in Place Concrete	20%			LIFE	\$3,700 * *	3 5	\$800 \$4,900	C C
	∠∪%				* *	5	\$1,700	C
	20%			2037	7. 7.			
Quarry Tile	20% 50%			2037 LIFE	* *			
Quarry Tile Terrazzo	20% 50%			2037 LIFE		5	\$4,400	C
Quarry Tile	50% 80% Cracking/o	_	\$18,000 Extent : Severe, A t, Second Floor O <u>f</u>	LIFE LIFE rea Affec	* *			
Quarry Tile Terrazzo Interior Walls	50% 80% Cracking/o Location Paint Peel Location	Crumbling, : Basemen ing, Extent : Staircase	Extent : Severe, A t, Second Floor Of : Moderate, Area	LIFE LIFE rea Affec fice Affected	* * ** ** ** : 15%	5	\$4,400	С
Quarry Tile Terrazzo Interior Walls	50% 80% Cracking/o Location Paint Peel Location Water Pen	Crumbling, : Basemen ing, Extent : Staircase etration, E.	Extent : Severe, A t, Second Floor Of : Moderate, Area	LIFE LIFE rea Affec fice Affected	* * ** ** ** : 15%	5	\$4,400	С

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

^{**} 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	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	5% 0-2	\$400	2029	* *	5	\$100	В
	Cracking/Crumbli	ng, Extent : Light, Are	ea Affecte	ed : 10%			
	Location : Dance	e Studio					
Exposed Concrete	10%		LIFE	* *	5-10	\$700	В
Plaster	85%		LIFE	* *	5-10	\$8,200	В

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2044	* *	5	\$100	В
Transformers	1000/		2022	Φ1 <00	_		
Liquid Filled	100%		2022	\$15,600	5		В
Switchgear / Switchboard	1000/		20.44	* *	~	ф100	ъ
Molded Case Bkrs	100%		2044	* *	5	\$100	В
Raceway	000/		2024	¢10 100	1		D
Conduit	90%		2024	\$18,100 * *	1		В
Conduit	10%		2044		1		В
Panelboards	1.00/		2022	¢1 000	5		D
Fused Disc Sw	10% 20%		2023 2040	\$1,900 * *	5 5		В
Molded Case Bkrs Molded Case Bkrs	70%		2040	\$13,300	5 5	\$100	B B
	70%		2023	\$13,300	3	\$100	D
Wiring Braided Cloth	40%	2-4 \$6,500	2049	* *	1		В
Braided Ciour		2-4 50,300 Aged, Extent : Moderate, Are			1		Ь
		: Throughout The Building	и Ајјесте	a. 10070			
TD1 1		. Throughout The Buttuing	2024	ΦΩ 100	1		
Thermoplastic	50%		2024	\$8,100 * *	1		В
Thermoplastic	10%		2044	7- 7-	1		В
Motor Controllers	100%		2022	¢2 100	5		В
Locally Mounted	100%		2022	\$2,100	5		В
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	В
Lighting	10070		LIIT			\$100	ъ
Interior Lighting							
Fluorescent	98%		2019	\$6,300	10	\$3,400	В
Tuorescent		ervation, Extent : Moderate, A		. ,	10	ψ3,100	,
		: Throughout The Building					
		ion : T-12 Lamps					
Incandescent	2%	r	2019	\$100	2		В
Exterior Lighting	270		2017	Ψ100			ע
Incandescent	100%		2019	\$600	2		В
meandescent	100/0		2017	ΨΟΟΟ			ע

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

Mechanical	Current Repair	Future	Replacement	Maintenance						
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Heating										
Energy Source	1000/	2024	de de							
Natural Gas	100%	2034	* *	1		В				
Conversion Equipment Hot Water Boiler	10%	2041	* *	1	\$200	В				
	Recent Installation, Extent:		: 100%							
	Location : Basement Level Other Observation, Extent : Light, Area Affected : 100%									
	Other Observation, Extent : Location : Basement Level		: 100%							
	Explanation : Serves Balle									
Steam Boiler	90%	2029	* *	1	\$3,300	В				
Steam Boner	Other Observation, Extent:		: 100%	1	Ψ5,500	Ъ				
	Location : Boiler Room	0								
	Explanation: 1 Gas Fired	Steam Boiler								
Distribution						_				
Hot Wtr Piping/Pump	10%	2046	* *	4	Ф200	В				
Steam Piping/Pump Terminal Devices	90%	2034	* *	4	\$200	В				
Convector/Radiator	90%	2029	* *	1	\$1,100	В				
Fan Coil Unit/Heat	10%	2024	\$7,200	1	\$100	В				
Air Conditioning		-	1 - 7		,					
Energy Source										
Electricity	100%	2032	* *	1		В				
Conversion Equipment	2004	2010	ΦΦ 000							
Window/Wall Unit	20% 80%	2019	\$2,000	1		B D				
No Component Ventilation	80%									
Distribution										
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$3,300	В				
Exhaust Fans						-				
Roof	10%	2024	\$400	2		В				
No Component	90%					D				
Plumbing II/C Water Pining										
H/C Water Piping Brass/Copper	100%	2034	* *	1		В				
Water Heater	10070	2031								
Gas Fired	100%	2019	\$1,100	2	\$100	В				
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1		В				
Storm Drain Piping	1000/			,						
Cast Iron	100%	LIFE	* *	1		В				
Fixtures Generic	100%					В				
Generic	100%					D				

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.

Page: 518

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 13,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$470,300	\$60,800
Interior Architecture	\$97,000	
Electrical		\$105,600
Mechanical		\$44,000
Total	\$567,300	\$210,400
Priority A	\$470,300	\$60,800
Priority B	\$35,000	\$149,700
Priority C	\$62,000	
Total	\$567.300	\$210,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$41,000			
Interior Architecture	\$3,500		\$13,400	\$700
Electrical	\$7,600	\$500	\$600	\$600
Mechanical	\$9,900	\$9,900	\$6,800	\$5,700
Total	\$62,000	\$10,400	\$20,700	\$7,100
Priority A	\$41,000			
Priority B	\$18,900	\$10,400	\$7,400	\$6,400
Priority C	\$2,100		\$13,400	\$700
Total	\$62,000	\$10,400	\$20,700	\$7,100



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 980

rchitecture	Current Repair Future Replacement Maintenance						
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior							
Exterior Walls							
Cast in Place Concrete	5% Now \$7,000 Cracking/Crumbling, Extent: Modera Location: East Facade - Walkway I Water Penetration, Extent: Moderate Location: East Facade - Walkway I	ate, Area Affected : A Projecting From Fac e, Area Affected : 109	cade %	5	\$4,900	A	
Masonry: Brick	90% Now \$198,100 Cracking/Crumbling, Extent: Severe, Location: South Facade Jnt Mortar Miss/Erod, Extent: Severe Location: South Facade Vertical Cracks, Extent: Severe, Area Location: South Facade	Area Affected : 5% e, Area Affected : 10		5	\$17,500	A	
Masonry: Limestone	5% Now \$27,400 Cracking/Crumbling, Extent: Modera Location: South Facade Jnt Mortar Miss/Erod, Extent: Mode Location: South Facade, Througho	ate, Area Affected : : rate, Area Affected :		5	\$700	A	
Windows							
Wood	100% Now \$63,200 Dry Rot/Decay, Extent: Moderate, And Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Split/Cracked, Extent: Moderate, Are Location: Throughout	rea Affected : 25% ate, Area Affected : .	* * 50%	5	\$9,000	A	
Parapets							
Cast Stone/Terra Cotta	90%	LIFE	* *	5-10	\$222,900	Α	
Masonry: Brick	10% Now \$6,500 Water Penetration, Extent: Moderate Location: Various Locations Throu	e, Area Affected : 10	**	5	\$900	A	
Roof							
Asphalt Shingle	75% Now \$46,900 Gut/DS Non Func/Miss, Extent: Seve Location: Throughout Loose Units, Extent: Moderate, Area Location: Main Roof Water Penetration, Extent: Moderate Location: Over Restrooms	re, Area Affected : 2 Affected : 15%				A	
Modified Bitumen	15%	2024	\$28,200	10	\$3,500	Α	

Interior

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.

Asset #: 980

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors									
Carpet	2%			2023	\$2,500	3	\$600	C	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,200	C	
Ceramic Tile	5%			2033	* *	5	\$1,000	C	
Panel/Paver: Cer/Brk	3%			2032	* *	5	\$1,300	C	
Quarry Tile	15%			2029	* *	5	\$4,300	C	
Wood	70%			2052	* *	5	\$25,000	C	
Interior Walls									
Ceramic Tile	5%			2033	* *	5	\$500	C	
Plaster	95%		\$62,000	LIFE	* *	5	\$2,700	C	
	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 20%				
	Location	n : Main Ha	ıll, Backstage Area	Offices					
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d : 25%				
	Location	n : Main Ha	ıll, Backstage Area	, Offices					
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$1,400	2037	* *	5	\$500	В	
	Broken/M	issing Elem	nents, Extent : Mod	lerate, Area Affected : 15%					
	Location	n : Restroon	ns						
	Staining/I	Discoloring,	, Extent : Moderate	, Area A	ffected : 15%				
	Location	n : Restroon	ns						
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 15%				
		n : Restroon		00					
Plaster	95%	0-2	\$35,000	LIFE	* *	5	\$11,300	В	
Taster		~ -	Extent : Moderate		ffected : 15%	3	Ψ11,500	D	
			ıll Corridor	, 1116411	<i>Jeciea</i> . 1570				
			: Moderate, Area 1	Affactad	. 100%				
		ung, Extent n : Main Ha		пујестец	. 10/0				
				Luca A.C.	otod . 150/				
			xtent : Moderate, A	rea Affe	ciea : 15%				
	Location	n : Main Ha	ııı						

lectrical	Current Repair	Future Re	placement	Ma	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est	timated Cost	Cycle (Yrs)	\$300	Priority Code
nder 600 Volts		•				
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$300	В
	Other Observation, Extent: Moderate,	Area Affected	: 100%			
	Location: Electrical Room					
	Explanation: One 600 Amps Main D	iasconnect Sw	ritch			
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	В
•	Other Observation, Extent: Moderate,	Area Affected	: 100%			
	Location: Outside	55				
	Explanation : One 13.8 Kva 480hv-2	08/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$300	В

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.

Asset #: 980

Electrical	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Raceway								
Conduit	100%		2034	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2032	* *	5		В	
Molded Case Bkrs	90%		2032	* *	5	\$300	В	
Wiring								
Braided Cloth	40% 2-4	\$6,800	2049	* *	1		В	
	Insulation Aged, Ex	tent : Moderate, Are	a Affecte	ed: 100%				
	Location : Throug	phout The Building						
Thermoplastic	60%		2034	* *	1		В	
Motor Controllers								
Locally Mounted	100%		2029	* *	5	\$100	В	
Ground						<u> </u>		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$300	В	
Lighting								
Interior Lighting								
Fluorescent	5%		2034	* *	10	\$600	В	
	T-8 Lamps, Extent:	Moderate, Area Affa	ected : 10	00%				
	Location : Corrid	or						
Fluorescent	40%		2024	\$12,700	10	\$4,700	В	
Tuorescent		Extent : Moderate, A			10	Ψ1,700	2	
	Location : Kitche		33					
	Explanation: T-1							
Incandescent	55%	1	2024	\$17,500	2	\$200	В	
Egress Lighting	3370		2021	Ψ17,500		Ψ200		
Emergency, Battery	40%		2032	* *	10	\$1,200	В	
Exit, Service	60%		2032	* *	1	Ψ1,200	В	
Exterior Lighting	0070		2032					
HID	100%		2024	\$800	10		В	
Alarm	10070		2024	ΨΟΟΟ	10		<u> </u>	
Fire/Smoke Detection								
No Component	30%						D	
Generic	70%		2019	\$105,600	1-3	\$5,100	В	
Generic	7070		2017	Ψ105,000	1-3	ψ5,100	ע	

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating							
Energy Source							
Natural Gas	100%	2044	* *	1		В	
Conversion Equipment							
Hot Water Boiler	100%	2037	* *	1	\$6,300	В	
	Other Observation, Extent : Light, Area	Affected :	100%				
	Location: Boiler Room - First Floor						
	Explanation: 1 Gas Fired Hot Water	Boiler					

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.

Asset #: 980

Mechanical		Current Repair	Futur	e Replacement	ent Maintenance		
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•		•				•
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$900	В
Terminal Devices							
Air Handler	50%		2024	\$44,000	1	\$4,000	В
Convector/Radiator	45%		2029	* *	1	\$1,900	В
Fan Coil Unit/Heat	5%		2024	\$12,200	1	\$200	В
Air Conditioning							
Energy Source	1000/		2040	* *	1		D
Electricity	100%		2040	* *	1		В
Conversion Equipment	1000/		2020	* *	1	¢5 000	D
Reciprocating Compr/Chiller	100%		2029		1	\$5,900	В
Compi/Cinner	Other Ohser	rvation, Extent : Light, Area	Affected	. 100%			
		Ground Level	Пурестей	. 100/0			
		on : Unit Mounted On Exter	ior Slah				
Distribution	Елринино	m. One mounted on Exter	ior siao				
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$900	В
Terminal Devices	10070		2011		•	Ψ	
Air Handler/Cool/Ht	100%		2029	* *	1	\$7,900	В
Ventilation						. ,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,300	В
Exhaust Fans							
Interior	100%		2029	* *	2	\$400	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2037	* *	1		В
	•	ace Evident, Extent : Light,	Area Affe	ected : 20%			
	Location :	Throughout					
Water Heater	7 00/		2022	44.200			-
Electric	50%		2022	\$1,300	4		В
		rvation, Extent : Light, Area Second Floor Mechanical I		: 100%			
		on : Unit Serves Rest Rooms					
Gas Fired	50%	T T. 1 . A	2022	\$1,900	2	\$100	В
	Other Obser Location :	rvation, Extent : Light, Area	Affected	: 30%			
Canitary Dining	Explanatio	on : Unit Serves Kitchen					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	100%		LIFE		1		D
Cast Iron	100%		LIFE	* *	1		В
Cast Holl	100%		LIFE		1		D

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.

Page: 523

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset #: 980

Mechanical	Current Rep	pair Futu	ire Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
No Component	80%					D
Generic	20%	2029	* *	1	\$200	В
	Other Observation, Exte	ent : Light, Area Affecte	d : 100%			
	Location: Boiler Room	n				
	Explanation: Unit Ser	ves Boiler Only				
Fixtures						
Generic	100%					В
Fire Suppression		_		•		
Chemical System						
Generic	100%	2022	\$27,400	1-3	\$41,400	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Address : 460 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 : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2

Block : 955 Lot : 1 BIN : 5113197

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$60,900			
Interior Architecture	\$11,300		\$800	\$300
Electrical	\$200	\$200	\$300	\$200
Mechanical	\$100	\$200	\$100	\$200
Total	\$72,400	\$300	\$1,100	\$700
Priority A	\$60,900			
Priority B	\$4,400	\$300	\$300	\$300
Priority C	\$7,100		\$800	\$300
Total	\$72,400	\$300	\$1,100	\$700



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.

Asset #: 989

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Exterior Walls	4000	2020	_	ΦΦ 000	
Stucco Cement	100% 4+ \$15,900	2029 **	5	\$2,800	A
	Staining/Discoloring, Extent: Moderate Location: Throughout	Агеа Аffестеа : 25%			
Windows	Locuiton : Throughout				
Steel	50% Now \$8,200	2040 **	5	\$1,400	A
Steel	Corrosion/Rusting, Extent: Moderate, A		5	Ψ1,100	11
	Location : Throughout	30			
	Thermally Inefficient, Extent : Moderate	, Area Affected : 50%			
	Location: Throughout				
	Unit Inoperable, Extent : Moderate, Are	a Affected : 50%			
	Location: Throughout				
	Other Observation, Extent: Moderate, A	rea Affected : 100%			
	Location: Throughout				
	Explanation: Stained Glass			*1.100	
Steel	50% Now \$14,300	2049 **	5	\$1,400	A
	Broken/Missing Elements, Extent: Seven Location: Throughout	e, Area Affectea : 20%			
	Corrosion/Rusting, Extent: Severe, Area	Affected · 25%			
	Location: Throughout	i Tijjeciea . 2570			
	Thermally Inefficient, Extent : Moderate	. Area Affected : 100%			
	Location: Throughout				
	Unit Inoperable, Extent : Moderate, Are	a Affected : 50%			
	Location: Throughout				
Parapets					
Cast Stone/Terra Cotta	5% Now \$1,200	LIFE **	5	\$200	A
	Broken/Missing Elements, Extent: Mode	erate, Area Affected : 25%			
	Location: Coping	ACC . 1 1000/			
	Other Observation, Extent: Moderate, A Location: Coping	rea Affectea : 100%			
	Explanation: Component Is Actually (Tlay Tile			
Metal Rail	25% Now \$3,600		5	\$1,000	A
Wetai Kaii	Broken/Missing Elements, Extent: Mode		5	\$1,000	А
	Location: Balconies	raic, mea ny cerea . 2570			
	Corrosion/Rusting, Extent : Severe, Area	ı Affected : 25%			
	Location: Balconies	33			
	Deteriorated Finish, Extent: Moderate,	Area Affected : 100%			
	Location: Balconies				
Stucco Cement	70% Now \$1,500	2029 **	5	\$500	A
	Cracking/Crumbling, Extent: Moderate				
	Location : Throughout				

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.

Asset #: 989

Architecture	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof					
Clay Tile	85% Now \$13,500 Gut/DS Non Func/Miss, Extent: Mod Location: Throughout Water Penetration, Extent: Severe, A Location: Valley Between Roof Pite	lerate, Area Affected : 50% rea Affected : 10%			A
Copper/Terne	5% Now \$1,600 Miss/Damaged Flashings, Extent: M Location: Over Circular Stair Water Penetration, Extent: Severe, A Location: Over Circular Stair	oderate, Area Affected : 25%			A
Roll Roofing	10% Now \$1,200 Seams Open/Split, Extent: Moderate Location: Over Second Floor Water Penetration, Extent: Moderate Location: Over Office Area Worn/Eroded, Extent: Moderate, Are Location: Over Second Floor	Area Affected : 25% 2, Area Affected : 15%	5	\$200	A
Interior					
Floors Carpet	20% Now \$3,600 Poor Subfloor Evident, Extent : Seven Location : Second Floor Uneven Substrate, Extent : Moderate Location : Second Floor	re, Area Affected : 10% , Area Affected : 15%	3	\$800	С
	Wrinkling, Extent : Moderate, Area A Location : Second Floor	ffected : 25%			
Ceramic Tile Terrazzo	5% 45%	2033 ** LIFE **	5 5	\$100 \$1,900	C C
Wood	30% Recent Replace Evident, Extent : Ligi Location : First Floor Offices, 2012	ht, Area Affected : 75%	5	\$1,500	С
Interior Walls Gypsum Board Plaster	10% 5% Now \$1,200 Broken/Missing Elements, Extent : Se		5-10 5	\$400	C C
	Location : Spiral Stair Water Penetration, Extent : Severe, A Location : Spiral Stair	rea Affected : 50%			
Plaster	85%	LIFE **	5-10	\$1,700	С

 $[\]label{lem:maintenance} \textit{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.

Asset #: 989

Architecture	Current Repair		Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cos	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileSusp.Lay-In	40%			2029	* *	5	\$1,100	В	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location: First Floor								
	Cracking/C	Crumbling,	Extent: Severe,	Area Affe	cted : 15%				
	Location	: First Flo	or						
	Water Pen	etration, E.	xtent : Severe, A	rea Affecte	d : 15%				
	Location	: First Flo	or						
Exposed Struc: Wood	50%			LIFE	* *	10	\$2,000	В	
Plaster	10%	Now	\$1,600	LIFE	* *	5	\$200	В	
	Cracking/C	Crumbling,	Extent: Modera	ite, Area A	ffected : 15%				
	Location	: Transpor	rtation Office Sec	cond Floor	•				
	Water Pen	etration, E.	xtent : Moderate	, Area Affe	ected : 15%				
	Location	: Transpor	rtation Office Sec	cond Floor	•				

Electrical	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	* *	5	\$100	В
	Other Observation, Extent: 1	Moderate, Area Affected .	100%			
	Location: Garage					
	Explanation : One 600 Amp	os Main Disconnect Switc	h			
Transformers						
Liquid Filled	100%	2029	* *	5		В
	Other Observation, Extent: 1	Moderate, Area Affected .	100%			
	Location : Outside					
	Explanation: One 13.8 Kva	a 480hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$100	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	95%	2032	* *	5	\$100	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5		В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	В
Lighting						

Lighting

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.

Asset #: 989

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	75%	2024	\$9,100	10	\$1,200	В		
	Other Observation, Extent: Modera	te, Area Affec	ted : 100%					
	Location : Offices							
	Explanation: T-12 Lamps							
Incandescent	25%	2024	\$3,000	2		В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: 1st Floor							
	Explanation: Chandeliers							
Egress Lighting								
Emergency, Battery	40%	2029	* *	10	\$200	В		
Exit, Service	60%	2029	* *	1		В		
Exterior Lighting								
HID	100%	2024	\$1,300	10		В		
Alarm								
Fire/Smoke Detection								
Generic	100%	2029	* *	1-3	\$1,800	В		

Mechanical	Current	Repair	Future Replacement M		M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		В
Conversion Equipment							
Heat Pump	100%		2028	* *	2	\$600	В
	Other Observation,	Extent: Light, Area	Affected	: 100%			
	Location : The Pe	rimeter Of The Build	ling				
	Explanation: 3 H	eat Pumps					
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В
Conversion Equipment							
Split Unit	100%		2032	* *			В
Terminal Devices							
Fan Coil - Cool/Heat	100%		2032	* *	1	\$600	В
Ventilation							
Exhaust Fans							
Wall Unit	20%		2032	* *	2		В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		В
Water Heater							
Gas Fired	100%		2023	\$500	2		В

 $[\]label{lem:maintenance} \textit{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.

Page: 529

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 Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE **	1	В
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	В
	Other Observation, Extent: Light, A	rea Affected : 100%		
	Location : Leaders And Gutters On	Perimeter Of The Roof		
	Explanation: Leaders And Gutters	Run Into Cast Iron Piping Be	low Grade	
Fixtures			_	
Generic	100%			В

Page: 530

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 5,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,Att

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$196,600	
Total	\$196,600	
Priority A	\$196,600	
Total	\$196,600	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$35,800			
Interior Architecture	\$12,400		\$5,700	
Electrical			\$100	
Mechanical	\$1,600	\$300	\$600	\$300
Total	\$49,800	\$300	\$6,300	\$300
Priority A	\$35,800			
Priority B	\$10,500	\$300	\$600	\$300
Priority C	\$3,500		\$5,700	
Total	\$49,800	\$300	\$6,300	\$300



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.

Asset #: 981

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								•
Exterior Walls			4 = 0 = 0 0			_	***	
Stucco Cement	Location	Crumbling 1: Through	\$58,300 , Extent : Moderate out t : Moderate, Area 1		-	5	\$10,300	A
	Staining/L	_	, Extent : Moderate	, Area Ą	ffected : 35%			
		: Through			2.507			
	Location	: Through						
Wood	Location Split/Crac	ecay, Exte 1 : Protrudi	t : Severe, Area Affe			5	\$600	A
Windows	Location	i . Froirua	ing Beams					
Steel			\$97,700 nents, Extent : Seven out	2049 re, Area	* * Affected : 35%	5	\$8,200	A
	Location	: Through						
		roken/Crac ı : Through	cked, Extent : Sever cout	e, Area 1	Affected : 20%			
	-	Inefficient : Through	, Extent : Moderate out	, Area A	ffected : 100%			
	Location	servation, I i : Through tion : Stain		Area Affe	ected : 100%			
Parapets								
Cast in Place Concrete	5%		**	LIFE	* *	5	\$700	A
Stucco Cement			\$3,100 , Extent : Moderate out	2029 , Area A	* * ffected : 25%	5	\$600	A
		aged Copii i : Through	ngs, Extent : Moder out	ate, Are	a Affected : 25%			
Wood Cornice	Location	issing Elen 1 : Through				5	\$1,400	A
	•	ked, Exten 1 : Through	t : Moderate, Area A out	Affected	: 25%			

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

Asset #: 981

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof								
Asphalt Shingle	80%	Now	\$40,500	2039	* *			A
	_	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 35%			
	Gut/DS No	on Func/Mi	ss, Extent : Modero	ate, Area	Affected : 25%			
	Location	: Through	out					
	Worn/Eroc	led, Extent	: Moderate, Area	Affected	: 35%			
	Location	: Through	out					
Built-Up (BUR)	15%	Now	\$10,300	2034	* *			A
• '	Blisters, E.	xtent : Mod	lerate, Area Affecte	ed : 25%				
	Location	: Over Fir	st Floor					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Over Fir	st Floor					
	Worn/Eroc	led, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Over Fir	st Floor					
Copper/Terne	5%			2039	* *	10	\$1,400	A
nterior								
Floors								
Wood	100%			2027	* *	5	\$11,300	С
Interior Walls								
Gypsum Board	75%			LIFE	* *	5-10	\$5,200	C
Plywood/Hardboard	25%			LIFE	* *	10	\$100	С
Ceilings								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$600	В
Exposed Struc: Wood	80%			LIFE	* *	10	\$7,300	В
Plywood/Hardboard	10%	0-2	\$1,700	2034	* *	1		В
			xtent : Light, Area	Affected	: 15%			
	Location	: Over Sta	ge					

lectrical	Current Repair	Future Replacement	Maintenance	
estem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
nder 600 Volts	•			•
Service Equipment				
Molded Case Bkrs	100%	2034 **	5 \$100	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 400 Amps Main D	isconnect Switch		
Switchgear / Switchboard				
Molded Case Bkrs	100%	2034 **	5 \$100	В
Raceway				
Conduit	100%	2034 **	1	В
Panelboards				
Fused Disc Sw	5%	2032 **	5	В
Molded Case Bkrs	95%	2032 **	5 \$100	В

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.

Asset #: 981

Electrical	Current Repair	Future R	eplacement	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Inder 600 Volts							
Wiring							
Thermoplastic	100%	2034	* *	1		В	
Ground							
Grounding Devices							
Not Accessible	100%					D	
Lighting							
Interior Lighting							
Fluorescent	20%	2024	\$5,400	10	\$700	В	
	Other Observation, Extent : Modera	ate, Area Affected	d: 100%				
	Location : Office						
	Explanation: T-12 Lamps						
Incandescent	80%	2024	\$21,500	2	\$100	В	
Egress Lighting							
Emergency, Battery	50%	2024	\$900	10	\$500	В	
Exit, Service	50%	2024	\$400	1		В	
Exterior Lighting							
Incandescent	100%	2024	\$3,200	2		В	

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Under Construction	100%					D
	Other Observation, Exter	ıt : Light, Area Affected	: 0%			
	Location: Basement					
	Explanation : Former C Gas Installation	Dil Tank Has Been Remo	ved - Facility Awa	iting Ap	proval For New	
Conversion Equipment						
Furnace	100%	2019	\$6,300	1	\$2,000	В
	Not in Service, Extent : N	Ioderate, Area Affected	: 100%			
	Location: Boiler Room	, Unit To Be Replaced C	Ince Gas Service I	Becomes	Available	
Terminal Devices						
Fan Coil Unit/Heat	50%	2029	* *	1	\$700	В
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Auditorium					
	Explanation: Electric	Unit Heater				
No Component	50%					D
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		В
Conversion Equipment						
Window/Wall Unit	20%	2019	\$2,100	1		В
No Component	80%		. ,			D
Ventilation						

Ventilation

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.

Asset #: 981

echanical	Current Repai	r Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$3,600	В
ımbing						
H/C Water Piping						
Galv Iron/Steel	100%	2022	\$15,500	1		В
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location: The Domestic	Hot And Cold Water I	Piping Is Beyond U	seful Lif	e Cycle Limit	
Water Heater						
Electric	100%	2019	\$800	4		В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location: The Sanitary I	Piping Is Beyond Usef	ul Life Cycle Limit			
Fixtures						
Generic	100%					В

Page: 535

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 20,100 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$46,200	
Total	\$46,200	
Priority A	\$46,200	
Total	\$46,200	

\$32,400	\$600	\$5,500	
\$37,900	\$11,200	\$10,900	\$14,900
\$62,300			
\$132,600	\$11,800	\$16,500	\$14,900
\$3,900	\$3,900	\$3,900	\$3,900
\$9,000	\$5,700	\$5,800	\$9,700
\$1,500	\$1,500	\$1,200	\$1,200
\$55,900	\$600	\$5,500	
\$62,300			
FY 2015	FY 2016	FY 2017	FY 2018
	\$62,300 \$55,900 \$1,500 \$9,000 \$3,900 \$132,600 \$62,300 \$37,900	\$62,300 \$55,900 \$600 \$1,500 \$1,500 \$9,000 \$5,700 \$3,900 \$3,900 \$132,600 \$11,800 \$62,300 \$37,900 \$11,200	\$62,300 \$55,900 \$600 \$5,500 \$1,500 \$1,500 \$1,200 \$9,000 \$5,700 \$5,800 \$3,900 \$3,900 \$3,900 \$132,600 \$11,800 \$16,500 \$62,300 \$37,900 \$11,200 \$10,900



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.

Asset #: 982

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior			•				•
Exterior Walls							
Cast in Place Concrete	20%		LIFE	*	5	\$47,700	A
Cast Stone/Terra Cotta	5%		LIFE	*	5	\$18,600	A
Masonry: Brick	75%		LIFE	*	* 5	\$35,800	A
Windows Wood	98%		2049	*	* 5	\$56,900	A
Wood	Recent Repair Evident Location: Througho	_		cted : 100%	3	\$30,700	Λ
Wood	2%		2040	*	* 5	\$1,200	Α
	Other Observation, Ex Location : First Floo Explanation : Staine	or Office	Area Affe	cted : 100%			
Parapets							
Cast Stone/Terra Cotta	60%		LIFE	*	* 5-10	\$63,500	A
Masonry: Brick	30%		LIFE	*	* 5-10	\$7,700	A
	Recent Repair Evident Location : Througho	_	rea Affeo	cted : 25%			
Masonry: Limestone	10%		LIFE	*	* 5-10	\$4,500	A
Roof							
Clay Tile	90% Recent Repair Evident Location : Througho	_	2044 rea Affed	* cted : 75%	* 10	\$19,700	A
Skylight, Metal/Glass	10%		2044	*	* 10	\$7,300	A
Interior							
Floors	2004		2026	ate.	0	440.200	a
Carpet	30% Recent Replace Evider Location : Througho	_	2026 Area Affa	* ected : 100%	* 3	\$10,200	С
Cast in Place Concrete	40%		LIFE	*	* 5	\$39,600	С
Vinyl Tile	20%		2034	*	* 3	\$1,700	C
	Recent Replace Eviden Location: Througho	_	Area Affe	ected : 100%			
Wood	10%		2052	*	* 5	\$4,200	С
	Recent Repair Evident Location : Througho		rea Affeo	cted : 100%			
Interior Walls							
Ceramic Tile	5% Recent Replace Evider		2039 Area Affa	* ected : 100%	* 5	\$1,100	С
	Location : Througho	vui, 2012	TTO	*	¥ 7.10	Φ2.000	- C
Gypsum Board	5% Recent Replace Evider Location : Througho	_	LIFE Area Affe		* 5-10	\$2,000	С
Plaster	90%		LIFE	*	* 5-10	\$17,600	С
	Recent Replace Evider Location : Througho	_	Area Affa	ected : 100%		·	

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.

Asset #: 982

Architecture	Current Repair	urrent Repair Future Replacemen		Ma	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior							
Ceilings							
AcousTileSusp.Lay-In	5%	2044	* *	5	\$1,100	В	
	Recent Replace Evident, Extent: Light	t, Area Affec	ted : 100%				
	Location: Throughout, 2012						
Exposed Concrete	10%	LIFE	* *	5-10	\$2,800	В	
	Recent Repair Evident, Extent : Light	Area Affecte	ed : 100%				
	Location: Throughout, 2012						
Plaster	85%	LIFE	* *	5-10	\$33,000	В	
	Recent Replace Evident, Extent: Ligh	t, Area Affec	ted : 100%				
	Location: Throughout, 2012						

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment	1000/	2054	* *	_	0.400	ъ.
Molded Case Bkrs	100%	2054		5	\$400	В
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Ajje	стеа : 100%			
			Switch Doggette	atallatio		
Transformers	Explanation: One 600 Amps Main D	isconneci	Swiich - Keceni In	siananoi	n	
Liquid Filled	100%	2044	* *	5	\$100	В
Liquia Pinea	Other Observation, Extent: Moderate,			3	\$100	Ь
	Location : Outside	mea mje	cieu . 10070			
	Explanation: One 13.8 Kva 480hv-20	08/120lv -	Recently Installed	,		
Switchgear / Switchboard	Explanation : One 13.0 Kva 100hv 20	30/120tV	Recently Installed			
Molded Case Bkrs	100%	2054	* *	5	\$400	В
Panelboards	10070	2001			Ψ100	
Fused Disc Sw	5%	2049	* *	5		В
Molded Case Bkrs	95%	2049	* *	5	\$400	В
Wiring						
Thermoplastic	100%	2054	* *	1		В
Motor Controllers						
Locally Mounted	100%	2044	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	В
Lighting						
Interior Lighting						
Fluorescent	90%	2034	* *	10	\$12,500	В
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	10%	2034	* *	10	\$1,400	В
	T-5 Lamps, Extent : Moderate, Area Af	fected : 10	00%			
	Location: Lobby And Hallway					

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.

Asset #: 982

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	\$1,800	В
Exit, Service	50%			2034	* *	1		В
Exterior Lighting								
HID	100%			2034	* *	10	\$100	В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2034	* *	1	\$3,100	В
Fire/Smoke Detection								
Generic	100%			2034	* *	1-3	\$10,200	В

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2044	* *	1	\$7,500	В
			Extent : Light, Area	Affected	! : 100%			
		: Boiler R						
	Explanai	tion : 2 Ga.	s Fired Hot Water I	Boilers				
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	\$700	В
Terminal Devices								
Air Handler	20%			2034	* *	1	\$1,900	В
			Extent : Light, Area		: 100%			
			it Mechanical Room	-				
	Explana	tion : Heat	Recovery Ventilatii		Observed			
Fan Coil Unit/Heat	80%			2034	* *	1	\$3,900	В
	Other Observation, Extent : Light, Area Affected : 100% Location : Ceiling Plenum							
			Powered Boxes Wit	h Reheat	t Coil Observed			
Air Conditioning	1							
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	* *	1	\$7,000	В
Compil Cimiei	Other Obs	ervation. F	Extent : Light, Area	Affected	! : 100%			
			To Building	55				
			ooled Chiller With	Plate An	nd Frame Heat Exc	hanger (Observed	
Distribution	1					0 -		
Chilled Wtr Pipe/Pump	100%			2054	* *	4	\$700	В
Ventilation 1							•	
Exhaust Fans								
Not Accessible	100%							D
Plumbing								

-5 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note:

Estimates are rounded to the nearest hundred dollars.

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.

Asset #: 982

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2054	* *	1		В
Water Heater						
Gas Fired	100%	2024	\$4,500	2	\$200	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
No Component	80%					D
Generic	20%	2034	* *	1	\$200	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	nt, Area Affected : 1	00%			
	Location: B, 1, 2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2054	* *	1-2	\$4,200	В
Chemical System						
Generic	100%	2024	\$27,400	1-3	\$45,000	В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 11,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$174,300	\$42,100
Electrical		\$29,000
Total	\$174,300	\$71,200
Priority A	\$174,300	\$42,100
Priority B		\$29,000
Total	\$174,300	\$71,200

Total	\$92,700	\$7,400	\$8,700	\$7,600
Priority C	\$27,600	\$1,600	\$1,600	\$1,600
Priority B	\$17,300	\$5,800	\$6,200	\$6,000
Priority A	\$47,700		\$800	
Total	\$92,700	\$7,400	\$8,700	\$7,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$2,500	\$1,200	\$1,500	\$1,500
Electrical	\$2,900	\$600	\$800	\$500
Interior Architecture	\$35,600	\$1,600	\$1,600	\$1,600
Exterior Architecture	\$47,700		\$800	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Exterior Walls	100/ 17	Φ20, 400	2011	ale ale				
Copper/Terne	10% Now Deformed/Dented, E Location: West Fo Staining/Discoloring	ıcade					A	
	Location: West Fo	ıcade						
Stucco Cement	90% 4+ Staining/Discoloring Location: Through	_	2029 ea Affecte	* * ed : 25%	5	\$12,900	A	
Windows								
Aluminum	50%		2032	* *	5	\$1,700	A	
Wood	50% Now Dry Rot/Decay, Exte Location : First Fl		2049 a Affected	* * l : 25%	5	\$8,400	A	
	Location : First Fl Split/Cracked, Exten Location : First Fl	t : Moderate, Area	Affected	: 50%				
Parapets								
Copper/Terne	100%		2044	* *	5	\$10,400	A	
Roof Clay Tile	70% Now Water Penetration, I Location: Over So		2044 Area Affe	* * cted : 10%			A	
Copper/Terne	5%		2039	* *	10	\$1,600	A	
Sloped Glazing	25%		LIFE	* *	5	\$84,300	A	
nterior								
Floors								
Carpet	25% Recent Replace Evid Location : Second	_	2025 Area Affa	* * ected : 100%	3	\$4,900	С	
Carpet	25%		2020	\$21,700	3	\$6,500	С	
Ceramic Tile	25%		2027	* *	5	\$3,300	C	
Ceramic Tile	25% Recent Replace Evid Location : Second	lent, Extent : Light,	2039 Area Affa	* * ected : 100%	5	\$3,300	С	

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.

Asset #: 13435

Architecture	Current Repair		Futur	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	40%	0-2	\$17,500	2027	**	5	\$2,700	C
	U	Crumbling, : Boiler R	, Extent : Moderate oom	r, Area Aj	ffected : 15%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	С
Gypsum Board	45%			LIFE	* *	5-10	\$10,100	C
	-		ent, Extent : Light, Floor, 2012	Area Affe	ected : 75%			
Plaster	5%	Now	\$1,400	LIFE	* *	5	\$200	С
	U	Crumbling, : Boiler R	, Extent : Moderate oom	, Area Aj	ffected : 15%			
Ceilings								
AcousTileSusp.Lay-In	50%			2044	* *	5	\$6,500	В
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Second Floor, 2012							
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location	: Second I	Floor					
	Explanat	tion : Lumi	nous Panels					
Ceramic Tile	10%			LIFE	* *	5	\$1,600	В
Gypsum Board	10%			LIFE	* *	5-10	\$4,500	В
			ent, Extent : Light, Floor, 2012	Area Affo	ected : 50%			
Plaster	30%			LIFE	* *	5-10	\$6,700	В

Electrical	Current Repair	Future Replaceme	ent	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2050	* *	5	\$300	В
	Other Observation, Extent: Moderate, A	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: One 400 Amps Main Di	sconnect Switch				
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	В
	Other Observation, Extent: Moderate, A	Area Affected : 100%				
	Location: Outside					
	Explanation: One 13.8 Kva 480hv-20	8/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2050	* *	5	\$300	В
Raceway						
Conduit	50%	2034	* *	1		В
Conduit	50%	2050	* *	1		В

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

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

Asset #: 13435

Electrical	Curro	ent Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•		•				•
Panelboards							
Fused Disc Sw	10%		2032	* *	5		В
Molded Case Bkrs	30%		2032	* *	5	\$100	В
Molded Case Bkrs	60%		2046	* *	5	\$200	В
Wiring							
Braided Cloth	20% 2-4	. ,	2049	* *	1		В
	Insulation Aged,	Extent: Moderate, Are	ea Affecte	ed : 100%			
	Location: Base	ement					
Thermoplastic	30%		2034	* *	1		В
Thermoplastic	50%		2050	* *	1		В
Motor Controllers							
Locally Mounted	100%		2041	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	В
Lighting							
Interior Lighting							
Fluorescent	50%		2024	\$29,000	10	\$4,000	В
		on, Extent : Moderate, .	Area Affe	ected : 100%			
	Location: 1st f						
	Explanation : T	T-12 Lamps					
Fluorescent	50%		2032	* *	10	\$4,000	В
		nt : Moderate, Area Aff	fected : 1	00%			
	Location: 2nd	Floor					
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$1,100	В
Exit, Service	50%		2032	* *	1		В
Exterior Lighting							
HID	100%		2024	\$4,500	10		В
Alarm							
Fire/Smoke Detection							
Generic	100%		2032	* *	1-3	\$5,900	В

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		В

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

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

Asset #: 13435

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Furnace	50% Recent Installation, Extent : Lig	2032 ht, Area Affected : 100!	**	1	\$2,200	В
	Location: Next To Building Other Observation, Extent: Lig Location: Ceiling Explanation: Gas Furnace Un	ht, Area Affected : 1009	%			
Hot Water Boiler	50% Other Observation, Extent: Lig Location: Basement Explanation: Hydronic Loop			1	\$2,200	В
Distribution		•				
Ductwork/Diffusers Hot Wtr Piping/Pump	50% 50%	LIFE 2032	* *	2-5 4	\$3,900 \$300	B B
Terminal Devices	30/0	2032			Ψ300	
Convector/Radiator	100%	2029	* *	1	\$2,800	В
Air Conditioning Energy Source Electricity	100%	2032	* *	1		В
Conversion Equipment	100%	2032		1		
Split Unit	50% Recent Installation, Extent : Lig Location : Ceiling	2032 ht, Area Affected : 1009	**			В
Window/Wall Unit	10%	2022	\$2,300	1		В
No Component	40%					D
Terminal Devices Fan Coil - Cool/Heat	100%	2032	* *	1	\$2,800	В
Plumbing						
H/C Water Piping Brass/Copper	100%	2034	* *	1		В
HW Heat Exchanger Low Temp	100%	2050	* *	4	\$900	В
Sanitary Piping	100/0	2030			Ψ200	
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		В
	Other Observation, Extent : Lig Location : Perimeter Of The E Explanation : Leaders And Gu	uilding	70			
Fixtures Generic	100%					В
Vertical Transport						
Elevators		_				
Hydraulic	100% Other Observation, Extent: Lig Location: B-2 Explanation: 1 Unit	LIFE ht, Area Affected : 1009	**			С

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Standpipe							
No Component	50%						D
Generic	50%		2044	* *	1-5	\$2,200	В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 14,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 25-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$994,900	
Interior Architecture	\$90,200	\$58,100
Electrical		\$60,300
Mechanical		\$132,200
Total	\$1,085,100	\$250,500
Priority A	\$994,900	
Priority B	\$37,300	\$192,500
Priority C	\$52,900	\$58,100
Total	\$1,085,100	\$250,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$4,100		\$400	\$700
Electrical	\$12,900			\$100
Mechanical	\$1,400	\$1,600	\$1,400	\$1,400
Total	\$18,300	\$1,600	\$1,800	\$2,200
Priority A				
Priority B	\$14,200	\$1,600	\$1,400	\$1,500
Priority C	\$4,100		\$400	\$700
Total	\$18,300	\$1,600	\$1,800	\$2,200



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

^{**} 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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls Masonry: Brick	Location	: Through			-	5	\$20,900	A	
	Location Spalling, E Location	: Through Extent : Sev : Through	ere, Area Affected out	: 50%					
			xtent : Moderate, A	rea Affe	cted : 50%				
Windows	Location	: Through	Oui						
Wood		Now ed Finish, : Through	\$122,000 Extent : Moderate, out	2049 Area Afj	* * fected : 50%	5	\$17,300	A	
	Location	: Through	, Extent : Moderate out : : Moderate, Area 1		-				
	-	: Through		-5,5					
Roof Asphalt Shingle	_	_	\$84,900 Extent : Moderate	2039 , Area A	* * ffected : 50%			A	
	Location : Throughout Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25% Location : Throughout								
		led, Extent : Through	: Moderate, Area A out	Affected	: 50%				
Interior Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$6,800	C	
Ceramic Tile	5%			2027	* *	5	\$800	C	
Vinyl Tile	35%			2024	\$58,100	3	\$2,700	C	
Under Construction	50%							D	
Interior Walls Plaster	_	Now Crumbling, : Basemen	\$52,900 Extent : Severe, A.	LIFE rea Affec	* * rted : 50%	5	\$1,500	С	
	Staining/Discoloring, Extent : Severe, Area Affected : 50% Location : Basement								
	Location : Basement Water Penetration, Extent : Moderate, Area Affected : 25% Location : Basement								
Under Construction	50%							D	

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Plaster	50%	Now	\$37,300	LIFE	* *	5	\$4,000	В
	Cracking/C	Crumbling,	Extent : Severe, A	rea Affec	eted : 35%			
	Location	: Basemen	t, Police Office Ba	throom				
	Staining/Discoloring, Extent: Severe, Area Affected: 50%							
	Location	: Basemen	t					
	Water Pene	etration. E.	xtent : Moderate, A	Area Affe	cted : 10%			
			ffice Bathroom					
Under Construction	50%							D

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2034	* *	5	\$300	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Basemen	•						
	Explana	tion : One	400 Amps Main Dis	sconnect	Switch				
Switchgear / Switchboard									
Fused Knife Sw	10%	2-4	\$6,700	2054	* *	5		В	
		-	tent : Moderate, Ai	rea Affec	ted : 100%				
		: Basemen	et .						
Molded Case Bkrs	90%			2024	\$60,300	5	\$300	В	
Raceway									
Conduit	55%			2024	\$11,800	1		В	
Under Construction	45%							D	
Panelboards									
Fused Disc Sw	5%			2023	\$1,300	5		В	
Molded Case Bkrs	50%			2023	\$12,700	5	\$200	В	
Under Construction	45%							D	
Wiring									
Thermoplastic	55%			2024	\$15,000	1		В	
Under Construction	45%							D	
Motor Controllers									
Locally Mounted	100%			2022	\$9,000	5	\$100	В	
Ground									
Grounding Devices						_		_	
Generic	100%			LIFE	* *	5	\$300	В	
Lighting									
Interior Lighting	# #a.			2010	Ф22.200	4.0	Φ		
Fluorescent	55%			2019	\$32,300	10	\$5,200	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
		_	=						
		tion : T-12	Lamps						
Under Construction	45%							D	

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

^{**} 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

Electrical		Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	30%			2019	\$1,400	10	\$800	В
Exit, Service	30%			2019	\$600	1		В
Under Construction	40%							D
Exterior Lighting								
HID	100%			2019	\$5,500	10		В

Mechanical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating		•						
Energy Source								
Natural Gas	100%	2034	* *	1		В		
Conversion Equipment								
Steam Boiler	100%	2037	* *	1	\$10,300	В		
Distribution								
Steam Piping/Pump	100%	2024	\$92,600	4	\$800	В		
	On Extended Life, Extent : Moderate,	Area Affec	ted : 100%					
	Location: Steam And Condensate F	Return Pipir	ig Are Beyond Use	ful Life (Cycle Limit			
Terminal Devices								
Convector/Radiator	100%	2029	* *	1	\$3,400	В		
Air Conditioning								
Energy Source								
Electricity	100%	2040	* *	1		В		
Conversion Equipment								
Window/Wall Unit	50%	2019	\$13,600	1		В		
No Component	50%					D		
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	2022	\$39,600	1		В		
	On Extended Life, Extent : Light, Are	a Affected :	100%					
	Location: Domestic Hot And Cold	Water Pipir	ng Are Beyond Use	ful Life (Cycle Limit			
Water Heater								
Gas Fired	100%	2022	\$3,100	2	\$200	В		
Sanitary Piping			•					
Cast Iron	100%	LIFE	* *	1		В		
	On Extended Life, Extent : Moderate,	Area Affec	ted : 100%					
	Location: Sanitary Piping Is Beyon	nd Useful Li	fe Cycle Limit					
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1		В		
-	Other Observation, Extent : Light, Ar	- ∙ea Affected	! : 100%					
	Location : Around The Perimeter Of Building Roof							
	Explanation : Leaders And Gutters	_	-	rade				
Fixtures	•							
Generic	100%					В		

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,356 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$4,800			
Interior Architecture	\$9,700			
Electrical				
Mechanical	\$1,800	\$300	\$200	\$300
Total	\$16,300	\$300	\$200	\$300
Priority A	\$4,800			
Priority B	\$4,200	\$300	\$200	\$300
Priority C	\$7,300			
Total	\$16,300	\$300	\$200	\$300



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	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Cast in Place Concrete	5% 0-	2 \$2,200	LIFE	* *	5	\$800	A
	Cracking/Crum	bling, Extent : Moderate	e, Area Aj	ffected : 15%			
	Location: Bui	lding Base					
	Spalling, Extent	: Moderate, Area Affec	ted : 15%	Ó			
	Location : Bui	==					
Masonry: Brick	85%	0	LIFE	* *	5	\$5,200	A
Window Wall	10%		2044	* *	5	\$1,100	A
Roof							
Built-Up (BUR)	100%		2024	\$20,700	10	\$3,400	A
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$11,200	C
Interior Walls							
Cast in Place Concrete	35%		LIFE	* *	10	\$1,300	C
Concrete Masonry Unit	65%		LIFE	* *	5	\$800	C
Ceilings							
Exposed Concrete	90%		LIFE	* *	5-10	\$2,300	В
Exposed Struc: Steel	10%		LIFE	* *	10	\$400	В

ectrical	Current Repai	r Future Re	eplacement	Ma	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2054	* *	5	\$100	В
	Other Observation, Extent	: Moderate, Area Affected	l : 100%			
	Location: Mechanical R	oom				
	Explanation: One 200 A	mps Main Disconnect Swi	tch			
Transformers						
Liquid Filled	100%	2029	* *	5		В
	Other Observation, Extent	: Moderate, Area Affected	l : 100%			
	Location: Outside					
	Explanation: One 13.8 K	Kva 480hv-208/120lv				
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	65%	2049	* *	5		В
Molded Case Bkrs	30%	2032	* *	5		В
Wiring						
Thermoplastic	35%	2034	* *	1		В
Thermoplastic	65%	2054	* *	1		В
Motor Controllers						
Locally Mounted	70%	2022	\$1,500	5		В
Motor Control Center	30%	2041	* *	5		В

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

Electrical	Current Rep	oair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	В
Lighting						
Interior Lighting						
Fluorescent	80%	2034	* *	10	\$1,300	В
	T-8 Lamps, Extent: Mo	derate, Area Affected : 1	00%			
	Location: Throughou	t				
HID	20%	2034	* *	10		В
Egress Lighting						
Emergency, Service	80%	2024	\$300	1		В
Exit, Service	20%	2024	\$100	1		В
Exterior Lighting						
HID	100%	2024	\$900	10		В

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2044	* *	1		В
			ent : Light, Area	Affected	: 100%			
		: Undergroi						
G	Explanati	on : (2) 25,0	000 Gallon Tank	S .				
Conversion Equipment	1,000/			2020	* *	1	¢1.700	D
Steam Boiler	100%	mustion Ex	ant Light Anga	2029		1	\$1,700	В
		rvanon, Exi : Power Pla	ent : Light, Area	Ајјестеа	: 100%			
Distribution	Ехріапан	on: 3 Units	· 					
Steam Piping/Pump	100%			2034	* *	4	\$100	В
Terminal Devices	10070			2034		4	\$100	
Fan Coil Unit/Heat	100%	0-2	\$1,600	2024	\$32,900	1	\$500	В
Tan Con Omericat			: Moderate, Area			1	Ψ300	D
	·	_	om, 2 Of 6 Defect					
Ventilation	20000000	. 20110. 1100	, 2 0) 0 2 0) 00					
Exhaust Fans								
Wall Unit	100%			2024	\$3,300	2	\$100	В
Plumbing	10070				Ψυ,υυυ		Ψ100	
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		В
HW Heat Exchanger								-
Low Temp	100%			2044	* *	4	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures			•				
Generic	100%						В

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 21,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 955 Lot : 1 BIN : 5113197

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$455,700	
Interior Architecture	\$499,900	
Electrical		\$338,800
Mechanical		\$343,100
Total	\$955,600	\$681,900
Priority A	\$455,700	
Priority B	\$200,200	\$681,900
Priority C	\$299,700	
Total	\$955,600	\$681.900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$17,500			
Interior Architecture	\$14,200		\$3,800	\$3,700
Electrical	\$17,800	\$1,000	\$1,200	\$1,300
Mechanical	\$700	\$1,100	\$1,300	\$700
Total	\$50,200	\$2,100	\$6,400	\$5,700
Priority A	\$17,500			
Priority B	\$18,500	\$2,100	\$4,400	\$2,000
Priority C	\$14,200		\$2,000	\$3,700
Total	\$50,200	\$2,100	\$6,400	\$5,700



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 I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior										
Exterior Walls						_		_		
Stucco Cement	95%		\$162,600	2029	**	5	\$28,700	Α		
	_	_	Extent : Moderate acade, North Facad	-	ffeciea : 5%					
			, Extent : Moderate		ffected : 20%					
	_	: Through		,	<i>,</i>					
Wood	5%	Now	\$17,200	2029	* *	5	\$3,000	A		
			nents, Extent : Mod		ea Affected : 10%		7-,			
	Location	Location: Dormers								
		Deteriorated Finish, Extent: Moderate, Area Affected: 25%								
	Location	: Dormer:	3							
Windows	1.00/			20.40	ታ ታ	_	Φ 7 00			
Aluminum	10%	NT.	¢222_400	2040	* *	5	\$700	A		
Wood	90%	Now	\$223,400 Extent : Moderate,	2049		5	\$31,700	A		
		eu Finish, i : Through		лгеи лу	јестей . 5070					
		_	, Extent : Moderate	. Area A	ffected : 50%					
	-	: Through		,	,,,					
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 50%					
	Location	: Through	out							
Parapets	1000/			2011	ats ats	_	4.4.600			
Copper/Terne	100%			2044	* *	5	\$14,600	A		
Roof Clay Tile	90%	Now	\$69,600	2044	* *			Α		
Clay The								A		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout								
		_	Extent : Moderate	, Area A	ffected : 15%					
	Location	: Through	out							
Copper/Terne	5%			2039	* *	10	\$2,200	Α		
Skylight, Metal/Glass	5%			2034	* *	10	\$3,000	A		
Interior										
Floors						_		_		
Carpet	20%			2020	\$32,400	3	\$9,800	C		
Cast in Place Concrete	5%			LIFE	**	5	\$5,300	C		
Ceramic Tile Vinyl Tile	10% 45%			2033 2029	* *	5 3	\$2,400 \$4,100	C C		
Wood	20%	Now	\$69,800	2029	* *	5	\$4,600	C		
11 000	Deteriorated Finish, Extent : Severe, Area Affected : 50%									
	Location : Third Floor, Stairs									
	Worn/Eroded, Extent : Severe, Area Affected : 50%									
	Location	: Third Fl	oor, Stairs							

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			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Ceramic Tile	5%			2027	* *	5	\$1,200	C
Gypsum Board	15%			LIFE	* *	5-10	\$6,300	C
Plaster	75%	Now	\$229,900	LIFE	* *	5	\$5,600	C
	Location Water Pen	: Third Flo	xtent : Severe, Ared					
Wood	5%			LIFE	* *	5	\$9,900	С
Ceilings								
AcousTileSusp.Lay-In	15%			2037	* *	5	\$3,700	В
Plaster	85%	Now	\$200,200	LIFE	* *	5	\$13,000	В
	Location Water Pen	: Third Fl	xtent : Moderate, A					

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2044	* *	5	\$500	В
	Other Observation, Extent: Mode	erate, Area Affected : 10	00%			
	Location: Electrical Room					
	Explanation : One 800 Amps M	ain Disconnect Switch				
Transformers						
Liquid Filled	100%	2029	* *	5	\$100	В
	Other Observation, Extent: Mode	erate, Area Affected : 10	00%			
	Location : Outside					
	Explanation: One 13.8 Kva 480	0hv-208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$500	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	5%	2032	* *	5		В
Molded Case Bkrs	95%	2032	* *	5	\$400	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	В

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.

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

^{**} 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	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	95%	2019	\$103,200	10	\$14,200	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Buildi	ng					
	Explanation: T-12 Lamps						
Incandescent	5%	2019	\$5,400	2		В	
Egress Lighting							
Emergency, Battery	50%	2019	\$3,800	10	\$2,000	В	
Exit, Service	50%	2019	\$1,500	1		В	
Exterior Lighting							
HID	100%	2019	\$8,300	10	\$100	В	
Alarm							
Fire/Smoke Detection							
Generic	100%	2024	\$235,600	1-3	\$11,300	В	

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		В
			Extent : Light, Area	Affected	: 100%			
	Locatio	n : Bldg 15						
	Explana	tion : From	ı New Power Plant					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2027	* *	5	\$1,000	В
Steam								
Distribution								
Steam Piping/Pump	100%			2024	\$145,800	4	\$1,200	В
	On Exten	ded Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Locatio	n : Steam P	iping Is Beyond Us	eful Life	Cycle Limit			
Terminal Devices								
Convector/Radiator	100%			2022	\$197,300	1	\$5,300	В
			tent : Moderate, A					
	Locatio	n : The Stea	m Radiators Are B	eyond Th	eir Useful Life Cy	cle Limit		
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Window/Wall Unit	40%			2019	\$17,200	1		В
No Component	60%							D
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		В
	On Exten	ded Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
		n : The Don ele Limit	nestic Hot And Colo	d Water I	Distribution Piping	Are Bey	ond Their Useful	

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

Mechanical	Current Repa	r Future	Replacement	Maintena	ince			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle Estim (Yrs)	nated Cost	Priority Code		
Plumbing								
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1		В		
	On Extended Life, Extent:	Moderate, Area Affect	ed : 100%					
	Location : Sanitary Pipi	ng Is Beyond Useful Lif	e Cycle Limit					
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1		В		
	On Extended Life, Extent: Moderate, Area Affected: 100%							
	Location: Storm Piping	Is Beyond Useful Life (Cycle Limit					
	Other Observation, Extent	: Light, Area Affected	: 100%					
	Location : Perimeter Of	The Building Down To	Cast Iron Piping	Below Grade.				
	Explanation: Copper Le	aders And Gutters						
Fixtures								
Generic	100%					В		
Fire Suppression								
Standpipe								
No Component	50%					D		
Generic	50%	2044	* *	1-5	\$4,100	В		

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION

Address : 460 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 : 25-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$1,300	
Interior Architecture	\$1,200			
Electrical				
Total	\$1,200		\$1,300	
Priority A			\$1,300	
Priority B				
Priority C	\$1,200			
Total	\$1,200		\$1,300	



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

Architecture	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Roof							
Metal Panel	100%		2037	* *	10	\$1,300	Α
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$2,400	С

Electrical	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts						
Service Equipment Fused Disc Sw	100%	2034	**	3		В
	Other Observation, Extent : Mod Location : Outside	erate, Area Affected :	100%			
	Explanation: Two 1200 Amps					
Transformers	Explanation . Two 1200 Amps					
Liquid Filled	100%	2029	* *	3		В
Elquid I med	Other Observation, Extent : Mod		100%	3		Ъ
	Location : Outside	er are, 11. ea 12,5 eerea .	100,0			
	Explanation: Thirteen 15.5 Kv.	a 480hv-208/120lv				
Feeders						
Not Accessible	100%					D
Raceway						
Not Accessible	100%					D
Under 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2032	* *	5		В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$2,600	10	\$300	В
	Other Observation, Extent : Mod		100%			
	Location : Throughout The She	d				
	Explanation: T-12 Lamps					

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 7,573 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 23-Jan-2013 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 1 BIN : 5113197

CAPITAL

Total

Priority

Total

Priority C	\$5,100		\$800	\$200
Priority B	\$15,500	\$1,100	\$3,000	\$1,100
Priority A	\$26,100			
Total	\$46,700	\$1,100	\$3,800	\$1,400
Mechanical	\$2,400	\$600	\$1,100	\$600
Electrical	\$500	\$500	\$700	\$500
Interior Architecture	\$17,800		\$2,100	\$200
Exterior Architecture	\$26,100			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

^{**} 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 R	epair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior	•		•				•		
Exterior Walls									
Masonry: Brick	70%		LIFE	* *	5	\$19,400	A		
Window Wall	30%		2044	* *	5	\$15,600	A		
Windows									
Aluminum	70%	16.1	2040	* *	5	\$3,800	A		
	Other Observation, Ex		Area Affe	cted : 100%					
	Location: Througho								
	Explanation : Staine	a Glass	20.40	de de		# 1 500			
Aluminum	30%	Estant : Lista	2049	**	5	\$1,600	A		
	Recent Replace Evider	_	Area Affe	ectea : 100%					
DesiG	Location : Greenhou	ise, 2012							
Roof	40%		2044	* *	10	\$7,700	٨		
Clay Tile	40% Recent Repair Evident	t Extent : Light A			10	\$7,700	A		
	Location : Through	_	геи Ајјес	.iea . 5070					
Caman/Tama		, 2011	2052	* *	10	\$2.400	Α.		
Copper/Terne Modified Bitumen	5% 50%		2052 2034	* *	10 10	\$2,400 \$9,700	A A		
Modified Bituilien	Recent Replace Evide	nt Frient · Light			10	\$9,700	А		
	Location: Througho		irea rijje	.c.eu . 10070					
Sloped Glazing	5% Now	\$14,500	LIFE	* *	5	\$12,900	A		
	Water Penetration, Ex	Water Penetration, Extent: Light, Area Affected: 15%							
	Location : Over Cha	pel							
Interior Floors									
Ceramic Tile	5%		2033	* *	5	\$500	C		
Panel/Paver: Cer/Brk	25%		2040	* *	5	\$5,200	Č		
Vinyl Tile	70%		2029	* *	3	\$2,400	C		
•	Recent Replace Evide	nt, Extent : Light,	Area Affe	ected : 50%		. ,			
	Location: Corridor,								
Interior Walls									
Folding Partition	5%		2040	* *	5	\$900	C		
Masonry: Brick	95%		LIFE	* *	10	\$2,100	C		
Ceilings									
AcousTileSusp.Lay-In	25%		2037	* *	5	\$2,600	В		
Exposed Struc: Wood	60%		LIFE	* *	10	\$9,300	В		
Gypsum Board	15%		LIFE	* *	5-10	\$5,300	В		
	Recent Repair Eviden	_	rea Affec	cted : 100%					
	Location: Corridor,	2012							

Electrical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Switchgear / Switchboard							
Molded Case Bkrs	100%		2034	* *	5	\$200	В

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 Repai	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2032	* *	5	\$200	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2029	* *	5		В
Lighting						
Interior Lighting						
Fluorescent	40%	2024	\$16,500	10	\$2,300	В
	T-5 Lamps, Extent : Mode Location : Throughout	rate, Area Affected : 1	00%			
Fluorescent	10%	2032	* *	10	\$600	В
	T-8 Lamps, Extent: Mode	rate, Area Affected : 1	00%			
	Location: Greenhouse					
Incandescent	50%	2024	\$20,600	2	\$100	В
Egress Lighting						
Emergency, Service	50%	2024	\$600	1		В
Exit, Service	50%	2024	\$600	1		В
Exterior Lighting						
HID	100%	2024	\$2,900	10		В
Alarm						
Security System						
No Component	50%					D
Generic	50%	2032	* *	1	\$1,200	В
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$3,800	В

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		•	•			
Energy Source						
HTHW/HW	100%	2034	* *	1		В
	Other Observation, Extent : Light, Are	a Affected : I	100%			
	Location: Hallway					
	Explanation: Hot Water Piping Fron	n Robitzek Bi	uilding			
Terminal Devices						
Air Handler	90%	2024	\$32,200	1	\$2,900	В
Convector/Radiator	10%	2029	* *	1	\$200	В

Air Conditioning

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

Mechanical	Current Repair	r Futu	Future Replacement Maintenance			
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Energy Source						
District C.W.	100%	2034		1		В
	Other Observation, Extent	: Light, Area Affecte	d : 100%			
	Location: Robitzek Bldg					
	Explanation : Chilled Wa	iter From Main Chil	ers			
Conversion Equipment	250/	2020	* *	2	#100	ъ
Heat Pump	35%	2028		2	\$100	В
	Other Observation, Extent	0	a : 35%			
	Location : Adjacent To B	_	и в с	CTI D	.1 1.	
	Explanation : The Heat F	rumps Serve The Gre	en House Portion C	f Ine Bu	ulaing	
No Component	65%					D
Terminal Devices	1000/	202	Φ0.000		Φ2.200	
Air Handler/Cool/Ht	100%	2024	\$9,900	1	\$3,200	В
Ventilation						
Distribution Ductwork/Diffusers	1000/	I II:	**	2.5	¢4.600	D
	100%	LIFE	,	2-5	\$4,600	В
Exhaust Fans Interior	100%	2029	* *	2	\$200	В
	100%	2029			\$200	
Plumbing H/C Water Piping						
Galv Iron/Steel	100%	2037	* *	1		В
Water Heater	10070	2037		1		
Electric	100%	2023	\$1,000	4		В
Sanitary Piping	10070	2025	\$1,000			<u>_</u>
Cast Iron	100%	LIFE	**	1		В
Storm Drain Piping	100/0	LIPL		1		
Cast Iron	100%	LIFE	**	1		В
Fixtures	100/0	LIPL	•	1		ע
Generic	100%					В
Generic	100/0					

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM

Address : 760 BROADWAY @FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 24,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 26-Jan-2009 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$59,400
Mechanical		\$383,000
Total		\$442,400
Priority B		\$383,000
Priority C		\$59,400
Total		\$442,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$20,800	\$2,700	\$14,400	
Interior Architecture	\$4,900	\$6,500		
Electrical		\$100		\$300
Mechanical	\$1,800	\$2,200	\$3,100	\$1,900
Total	\$27,500	\$11,500	\$17,500	\$2,200
Priority A	\$20,800	\$2,700	\$14,400	
Priority B	\$6,700	\$2,300	\$3,100	\$2,200
Priority C		\$6,500		
Total	\$27,500	\$11,500	\$17,500	\$2,200



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 1002

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$6,400	Α
Weathering Steel	80%			LIFE	* *	1		A
Windows						_		
Aluminum	100%			2036	* *	5	\$5,400	A
Parapets	1.004				de de	_	# 100	
Masonry: Brick	10%			LIFE	* *	5	\$100	A
Weathering Steel	90%			LIFE	* *	1		A
Roof	2.50/			2027	مات مات	10	#14.400	
Metal Panel	35%		Φ.Σ. 0.0.0	2037	* *	10	\$14,400	A
Single Ply Membrane	60%		\$5,000	2028				A
		_	ings, Extent : Mode	erate, Ar	ea Affected : 10%			
		n : At Pitch		1.00	. 1 50/			
			xtent : Moderate, A		cted: 5%			
			ditorium At Pitch F					
Skylight, Metal/Glass	5%		\$15,800	2040	* *			Α
		netration, E n : At Stair	xtent : Moderate, A Towers	Area Affe	cted : 10%			
nterior								
Floors								
Carpet	35%			2019	\$53,800	3	\$13,100	C
Terrazzo	20%			LIFE	* *	5	\$3,900	C
Vinyl Tile	45%			2025	* *	3	\$4,200	C
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			C
Fabric on Framing	10%			2021	\$59,400	5	\$1,600	C
Gypsum Board	60%			LIFE	* *	5	\$11,200	C
Plaster	28%			LIFE	* *	5	\$2,600	C
Ceilings								
Gypsum Board	75%		\$4,900	LIFE	* *	5	\$23,400	В
	Water Per	netration, E	xtent : Light, Area	Affected	: 10%			
	Location	ı : Auditori	um					
Plaster	25%			LIFE	* *	5	\$3,900	В

Electrical	Cu	Current Repair		Future Replacement		Maintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	100%		2030	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2028	* *	5	\$500	В
Wiring							
Thermoplastic	100%		2030	* *	1		В

Lighting

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.

Asset #: 1002

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	30%		2020	\$11,600	10	\$4,600	В
Incandescent	70%		2020	\$27,000	2	\$300	В
Egress Lighting							
Exit, Service	100%		2025	* *	1		В

Mechanical	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	40%	2028	* *	4	\$500	В
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location: Adjacent To Auditorium					
	Explanation : From Main Bldg					
Steam Piping/Pump	60%	2030	* *	4	\$500	В
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location : Adjacent To Auditorium					
	Explanation : From Main Bldg					
Terminal Devices	400					_
Air Handler	60%	2020	\$64,000	1	\$6,200	В
Fan Coil Unit/Heat	40%	2020	\$118,600	1	\$2,200	В
Air Conditioning						
Distribution	100-1	-0.40			***	_
Chilled Wtr Pipe/Pump	100%	2040	* *	4	\$1,200	В
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location : Adjacent To Auditorium					
m : 1D :	Explanation: From Main Bldg					
Terminal Devices	600/	2020	Φ50 500	1	Φ. 200	D
Air Handler/Cool/Ht	60%	2020	\$50,500	1	\$6,200	В
Fan Coil - Cool/Heat	40%	2020	\$149,900	1	\$2,200	В
Ventilation						
Distribution	1000/	T TEE	* *	2.5	Φο 200	ъ
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,300	В
Exhaust Fans	1000/	2025	* *	2	4500	ъ
Interior	100%	2025	* *	2	\$500	В
Plumbing						
H/C Water Piping	1000/	2022	* *	1		D
Galv Iron/Steel	100%	2033	* *	1		В
Sanitary Piping	1000/	TIME	* *	1		ъ
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	1000		d. d.			-
Cast Iron	100%	LIFE	* *	1		В
Fixtures	1000					-
Generic	100%					В

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

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

Print Date: 05-Sep-2013 **HEALTH AND HOSPITALS CORP. - FY 2014**

Asset Name : WOODHULL MEDICAL CENTER MAIN
Address : 760 BROADWAY @FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 1,058,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-May-2010 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10A

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$16,256,300	\$789,800
Interior Architecture	\$4,895,600	\$11,440,000
Electrical	\$76,500	\$22,373,500
Mechanical	\$6,587,800	\$22,190,300
Total	\$27,816,200	\$56,793,600
Priority A	\$16,256,300	\$789,800
Priority B	\$7,561,500	\$45,577,900
Priority C	\$3,998,400	\$10,425,900
Total	\$27,816,200	\$56,793,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$21,500		
Interior Architecture	\$34,100			\$110,800
Electrical	\$183,300	\$153,500	\$143,200	\$157,400
Mechanical	\$341,700	\$491,900	\$480,700	\$492,600
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$697,200	\$805,000	\$762,100	\$898,900
Priority A		\$21,500		
Priority B	\$663,100	\$783,500	\$762,100	\$788,100
Priority B Priority C	\$663,100 \$34,100	\$783,500	\$762,100	\$788,100 \$110,800



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Architecture		Current I	Repair	Futur	e Replacement	M				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
xterior										
Exterior Walls										
Copper/Terne	2%			2056	* *	10	\$9,800	Α		
Masonry: Brick	25%			LIFE	* *	5	\$52,000	Α		
Metal Panel	3%			2041	* *	5-10	\$42,900	Α		
Pre-Cast Concrete	5%			LIFE	* *	5	\$33,800	A		
Weathering Steel	45%			LIFE	* *	1		A		
	Other Observation, Extent : Severe, Area Affected : 25% Location : Throughout									
	Explana Caulking		ing From Corrosio	n Is Clou	ıding Adjacent Glo	ass And L	Deteriorating			
Window Wall	20%	Now	\$119,300	2041	* *	5	\$78,000	A		
		Glazing Clouded, Extent : Severe, Area Affected : 70% Location : Throughout								
	Caulking I		d, Extent : Modera	te, Area	Affected : 50%					
Windows										
Aluminum	-	Inefficient	\$15,156,500 , Extent : Severe, A out Building.	2046 rea Affed	* * cted : 100%	5	\$150,900	A		
	Caulking Deteriorated, Extent: Moderate, Area Affected: 25% Location: Throughout									
	Water Per	_	xtent : Moderate, A	Area Affe	cted : 10%					
Glass Block	2%			LIFE	* *	5	\$4,200	A		
Metal Louvers	8%			2030	* *	10	\$167,700	A		
Parapets										
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,100	A		
Masonry: Brick	20%			LIFE	* *	5	\$3,800	Α		
Metal Rail	20%			2034	* *	5-10	\$69,000	Α		
Weathering Steel	45%	Now	\$36,100	LIFE	* *	1		Α		
Č	Other Obs	servation, E	Extent : Severe, Are	a Affecte	ed : 50%					
	Location	i : Lower W	ing At West Side							
	Explana	tion : Soft S	oints Are Deterior	ated						
Under Construction	10%							D		
2::2:2 2 3	Other Obs		Extent : Light, Area · Machine Room To		! : 0%					
			truction Located							

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.

Asset #: 2726

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof								
Cast in Place Concrete IRMA/Protected Membrane	25% 30%	Now	\$261,200	LIFE 2026	* *			A A
	Location	ı : 10th Flo	Extent : Light, Area or Roof. Drains Leaking.	Affected	: 2%			
Single Ply Membrane			Extent : Moderate urth Floor Terrace		* * fected : 100%	10	\$56,100	A
Sloped Glazing	Location	louded, Ext a: Through				5	\$299,200	A
	Location Water Pen	i : Through ietration, E	d, Extent : Severe, out xtent : Moderate, A ird Floor, Spiral Si	Area Affe				
Under Construction	10% Other Obs	servation, E 1: Machine	Extent : Light, Area Room Towers. ator Machine Roon	Affected				D
nterior	Ехрійни	iion . Eievi	nor machine Room	i Roojs C	nuer Construction	k•		
Floors Cast in Place Concrete		ad/Misposn	\$433,000 , Extent : Severe, A Floor Garage	LIFE Area Affec	* * cted : 25%	5	\$596,500	С
Ceramic Tile	5%	. 1 0	toor Garage	2030	* *	5	\$68,200	C
Quarry Tile	5%			2034	* *	5	\$102,300	C
Terrazzo	5%			LIFE	* *	5	\$53,300	Č
Vinyl Tile	65% Adhesion		\$3,521,900 tent : Moderate, A Spaces Around Per	2021 rea Affec		3	\$332,300	C
			djacent Windows.					
Interior Walls				_				
Ceramic Tile	5%			2030	* *	5	\$86,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$69,500	C
Gypsum Board			xtent : Moderate, A oor Near Recovery		* * cted : 5%	5	\$678,000	С
Masonry: Brick	5%			LIFE	* *			С
masom y. Ditch	5 70							

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.

Asset #: 2726

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	30%			2026	* *	5	\$409,000	В
Exposed Struc: Steel	5%			LIFE	* *			В
Exposed Struc: Steel	10%	Now	\$646,500	LIFE	* *			В
-	Corrosion	Rusting, E	xtent : Severe, Area	a Affecte	d : 5%			
		: Corruga e Generato	ted Metal Decking or Room.	Rusted T	hrough Under Am	bulance i	Ramp, Visible	
Gypsum Board	30%			LIFE	* *	5	\$511,300	В
Metal Panel	10%	Now	\$46,200	LIFE	* *	5	\$170,400	В
	Water Pen	etration, E	xtent : Light, Area	Affected	: 60%			
	Location	: Northeas	st Corner Of 4th Fl	oor Park	ing Garage.			
Plaster	15%			LIFE	* *	5	\$127,800	В

ectrical	Current Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
der 600 Volts								
Service Equipment								
Fused Disc Sw	60%	2021	\$101,800	5	\$2,300	В		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location : Electrical Room							
	Explanation: Four 2500 Amp.							
Fused Disc Sw	40%	2041	* *	5	\$1,600	В		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location : Electrical Room							
	Explanation: Three 5000 Amp.							
Transformers								
Dry Type	80%	2026	* *	5	\$2,600	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Each Floor							
	Explanation : Three 300 Kva							
Dry Type	20%	2026	* *	5	\$600	В		
3 31	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Electrical Room							
	Explanation: One 112.5 Kva.							
	One 45 Kva For Fire Alarm.							
Switchgear / Switchboard								
Fused Disc Sw	60%	2031	* *	5	\$2,300	В		
Fused Disc Sw	40%	2041	* *	5	\$1,600	В		
Raceway								
Conduit	90%	2031	* *	1		В		
Conduit	10%	2041	* *	1		В		
Panelboards								
Fused Disc Sw	15%	2037	* *	5	\$3,000	В		
Fused Disc Sw	5%	2037	* *	5	\$1,000	В		
Molded Case Bkrs	80%	2020	\$687,300	5	\$18,400	В		

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{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.

Asset #: 2726

Electrical	Current R	epair	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•						•	
Wiring								
Thermoplastic	90%		2031	* *	1		В	
Thermoplastic	10%		2041	* *	1		В	
Motor Controllers								
Locally Mounted	20%		2019	\$319,300	5	\$1,200	В	
Locally Mounted	10%		2034	* *	5	\$600	В	
Motor Control Center	70%		2019	\$1,117,400	5	\$16,600	В	
Ground								
Grounding Devices	1000/		LIDE	* *	-	ф1 2 000	ъ	
Generic	100%		LIFE		5	\$12,800	В	
	Other Observation, Ex Location : Flushing	-	Аဌјестеа	: 100%				
Stand-by Power	Explanation: Main	waier Fipe						
Transfer Switches								
Automatic	90%		2019	\$10,200	1	\$240,500	В	
Automatic	10%		2034	**	1	\$26,700	В	
Generators	1070		2031		-	Ψ20,700		
Diesel	100%		2017	\$76,500	1	\$335,200	В	
	Other Observation, Ex	tent : Moderate, A				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	
	Location : Generato	r Room						
	Explanation: Two 1	500 Kw.						
Batteries								
Lead/Acid	100%		2015	\$700	5	\$32,100	В	
Fuel Storage								
Day Tank	50%		2029	* *	5	\$84,500	В	
	Other Observation, Ex	_	Affected	: 50%				
	Location : Generato							
	Explanation: Two 2	75 Gallons						
Main Tank	50%		2036	* *	5	\$13,500	В	
	Other Observation, Ex	_	Affected	: 50%				
	Location : Undergro							
·	Explanation: 15000	Gallons						
Lighting								
Interior Lighting	0.20/		2021	Φ <i>E</i> 220 400	10	ф 777 100	D	
Fluorescent	93%	and M. I.	2021	\$5,239,400	10	\$777,100	В	
	Other Observation, Ex		area Affe	стеа : 100%				
	Location : Througho Explanation : Mostly							
ШБ		1-0 Anu 1-3	2021	\$277.500	10	Ø2 100	D	
HID	7%		2021	\$277,500	10	\$2,100	В	
Egress Lighting	1000/		2026	* *	1		D	
Exit, Service	100%		2026	T T	1		В	
Exterior Lighting	1000/		2021	* *	10	¢2 000	D	
HID	100%		2031	n. d.	10	\$2,800	В	

Lightning Protection

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 MAIN

Current Repair	Futur	Future Replacement		Maintenance		
% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
			_		_	
			5	\$2,400	В	
Other Observation, Extent: Moderate, Area Affected: 100%						
Location: Roof						
Explanation: Copper And Steel Missing Rods (Tower #3 and on top	o of staircas	e 6 A)				
100%	2021	\$3,113,000	1	\$323,900	В	
Other Observation, Extent : Light, Area Affected : 100%						
Location : Throughout						
-						
<u>*</u>						
100%	2021	\$10,656,100	1-3	\$550,600	В	
1 1,11						
_	55					
-						
	% of Fail Date Estimated Control (Years) 100% Other Observation, Extent: Moderal Location: Roof Explanation: Copper And Steel Missing Rods (Tower #3 and on top) 100% Other Observation, Extent: Light, A Location: Throughout Explanation: Fixed Cameras.	% of Fail Date Estimated Cost Total (Years) 100% 2024 Other Observation, Extent: Moderate, Area Affected Missing Rods (Tower #3 and on top of staircas) 100% 2021 Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Fixed Cameras. 100% 2021 Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Fixed Cameras.	% of Total (Years) 100% 2024 \$23,000 Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: Copper And Steel Missing Rods (Tower #3 and on top of staircase 6 A) 100% 2021 \$3,113,000 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Fixed Cameras. 2021 \$10,656,100 Other Observation, Extent: Light, Area Affected: 75% Location: Throughout	% of Total Fail Date Estimated Cost FY Estimated Cost (Years) 100% 2024 \$23,000 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: Copper And Steel Missing Rods (Tower #3 and on top of staircase 6 A) 100% 2021 \$3,113,000 1 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Fixed Cameras. 100% 2021 \$10,656,100 1-3 Other Observation, Extent: Light, Area Affected: 75% Location: Throughout	Work Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost Total (Years) FY Estimated Cost Cycle (Yrs) Estimated Cost (Yrs) 100% 2024 \$23,000 5 \$2,400 Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Copper And Steel Missing Rods (Tower #3 and on top of staircase 6 A) 100% 2021 \$3,113,000 1 \$323,900 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Fixed Cameras. 100% 2021 \$10,656,100 1-3 \$550,600 Other Observation, Extent : Light, Area Affected : 75% Location : Throughout	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2-4	\$445,200	2041	* *	1		В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Boiler R	oom					
	Explanat Extendea		00 Gallon Capacit	y <i>Of #6</i> I	In Underground To	ınks / Tar	ıks Are On	
Conversion Equipment		-						
Heat Exchanger	20%			2030	* *	1	\$90,300	В
Steam Boiler	80%			2026	* *	1	\$722,600	В
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Boiler R	oom					
	Explanat	ion : 3 Uni	its					

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

Asset #: 2726

Mechanical	Current Repa	air Future Replacement		M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution	500 / 0.2	Φ54.400 2020	* *	4	#22.500	D
Hot Wtr Piping/Pump	50% 0-2 Corroded, Extent : Moder	\$54,400 2029		4	\$22,500	В
	Location: Mechanical I		0			
	Insul. Deteriorating, Exter		ected · 20%			
	Location: Mechanical S		2070			
Steam Piping/Pump	50% 0-2	\$75,600 2031	* *	4	\$22,500	В
Steam 1 iping/1 ump	Corroded, Extent : Severe			7	Ψ22,300	D
	Location : Valves, Boile					
	Insul. Deteriorating, Exter	nt : Moderate, Area Affe	ected : 20%			
	Location : Mechanical S					
	Steam Traps Faulty, Exter	ıt : Light, Area Affected	1:2%			
	Location: Various					
Terminal Devices						
Air Handler	50%	2016	\$2,919,100	1	\$282,100	В
Convector/Radiator	20%	2026	* *	1	\$59,000	В
Fan Coil Unit/Heat	30%	2021	\$4,863,800	1	\$88,500	В
Air Conditioning						
Energy Source						
Electricity	80%	2037	* *	1		В
Steam/HW System	20%	2031	* *	1		В
Conversion Equipment	200/	2017	¢714 000	1	¢107.400	D
Absorption Chiller/Steam/HW	20%	2017	\$714,000	1	\$197,400	В
Clillei/Steall/H W	Other Observation, Exten	t · Light Area Affected	· 100%			
	Location: Boiler Room	. Light, fired fiffeeted	. 10070			
	Explanation : On Extend	led Life / 2 Units				
Centrifugal, Elec Chiller		2030	* *	1	\$740,100	В
Centifugui, Elec Cinner	R-134a Refrigerant, Exter		: 100%	1	Ψ7+0,100	Ъ
	Location : Chiller Plant	0 00	, ,			
Ext Pkg Unit - Cooling	5%	2021	\$249,900	2	\$2,800	В
Lat I kg Ollit - Coolling	Other Observation, Exten			2	Ψ2,000	Ъ
	Location : Various	1 218111, 111 001 13,500 000	. 100,0			
	Explanation : Split Unit.	s				
Distribution						
Chilled Wtr Pipe/Pump	100% 0-2	\$529,200 2031	* *	4	\$45,000	В
	Corroded, Extent : Light,	Area Affected : 10%				
	Location: Various					
Terminal Devices						
Air Handler/Cool/Ht	50%	2021	\$2,299,600	1	\$282,100	В
Fan Coil - Cool/Heat	50%	2021	\$10,248,500	1	\$147,400	В
Heat Rejection						
Remote Air Cond	5%	2021	\$323,400	2	\$31,700	В
Water Cool Tower	95%	2022	\$2,952,700	2	\$871,100	В
Ventilation						
Distribution Distribution	1000/	* ***	at t	2.5	# 500.000	D
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$508,000	В

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.

Asset #: 2726

Mechanical	Current Repair	Future Replacement	N	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority Code			
Ventilation								
Exhaust Fans	400.			*** * • • •	_			
Interior	100% Now \$119,70 Obsolete Equipment, Extent: Severe Location: Vibration Eliminators		0 2	\$22,500	В			
Plumbing								
H/C Water Piping								
Brass/Copper	100% Now \$64,70 Leak Evident, Extent : Light, Area A Location : Various		* 1		В			
Water Heater								
Electric	1%	2019 \$1,70	0 4	\$100	В			
	Other Observation, Extent: Light, A	rea Affected : 10%						
	Location: Mechanical Room							
	Explanation: 185 Gallon/150 G	Gallon						
No Component	99%				D			
HW Heat Exchanger								
Low Temp	100%	2041 **	* 4	\$90,300	В			
-	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Mechanical Room							
	Explanation: Instantanious / No S	torage						
Sanitary Piping								
Cast Iron	100% Now \$47,00		* 1		В			
	Leak Evident, Extent : Light, Area A	ffected : 10%						
	Location: Various							
Storm Drain Piping								
Cast Iron	100% 0-2 \$302,40		* 1		В			
	Corroded, Extent : Moderate, Area	Affected : 20%						
	Location : Parking Garage							
Sump Pump(s)								
Rigid Piping	100%	2026 **	* 4	\$1,300	В			
Sewage Ejector(s)			_		_			
Electric	100%	2021 \$10,80	0 4	\$1,300	В			
Backflow Preventer	4000	****			_			
Generic	100%	2021 \$105,00	0 1	\$56,200	В			
Fixtures	1000/				ъ			
Generic	100%				В			
Vertical Transport								
Elevators	000/	1 155 *:	k		C			
Geared Traction	90% Other Observation, Extent : Light, A	LIFE			С			
	Location : (9) 1-10 (4) 1-14	лей Ајјестей . 100%						
		ma Auditorium)						
TT. 1 1'	Explanation: 13 Units (4 Units Se		de .					
Hydraulic	10%	LILE	•-		С			
	Other Observation, Extent : Light, A Location : 1-3	леа Ајјесіва : 10%						
	Explanation: 1 Unit							

Fire Suppression

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

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

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

HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER MAIN

Mechanical	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Fire Suppression								
Standpipe								
Generic	100%		2041	* *	1-5	\$460,200	В	
Sprinkler								
Generic	100%		2041	* *	1-2	\$255,600	В	
Fire Pump								
Generic	100%		2024	\$802,200	1	\$170,400	В	

HEALTH AND HOSPITALS CORP. - 819

Project: HEALTH & HOSPITALS CORP.

CAPITAL	F	Y 2015 - 2018		FY 2019 - 2024
Miscellaneous Buildings		429,600		351,800
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Miscellaneous Buildings	42,300	18,600	18,400	17,900

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	239,100	22,900
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	88,300	8,500
47	CUMBERLAND NFCC BLDG QH	4,200	159,400	15,300
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	239,100	22,900
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	27,800	13,800
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	27,800	13,800

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.