

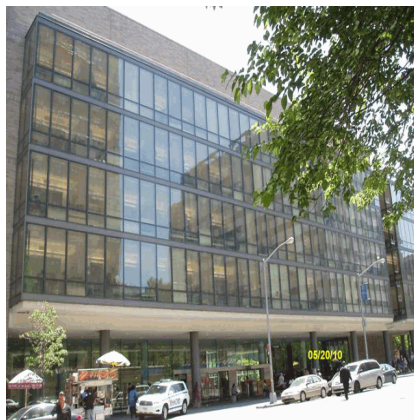
Print Date : 05-Sep-2013

**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

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

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



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

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

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

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

**Asset # : 13727**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	47%			LIFE	**	5	\$90,400	A
Metal Panel	5%			2041	**	5-10	\$66,100	A
Pre-Cast Concrete	3%			LIFE	**	5	\$18,800	A
Stucco Cement	7%			2041	**	5	\$33,700	A
Window Wall	38%			2051	**	5	\$274,200	A
Windows								
Aluminum	95%			2046	**	5	\$2,600	A
Metal Louvers	5%			2036	**	10	\$900	A
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$2,800	A
Masonry: Brick	35%	Now	\$3,400	LIFE	**	5	\$2,500	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Base Flashing Loose On The South Wall.</i>								
Metal Rail	5%			2041	**	5-10	\$6,400	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	A
Stucco Cement	20%			2041	**	5	\$3,600	A
Roof								
IRMA/Protected Membrane	65%	Now	\$11,900	2026	**			A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof Adjacent To Generator.</i>								
Sloped Glazing	35%			LIFE	**	5	\$439,200	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$27,500	C
Ceramic Tile	5%			2036	**	5	\$12,600	C
Granite Panels	25%			LIFE	**	5	\$47,100	C
Traffic Topping	5%			2026	**	5	\$15,700	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Refers To Epoxy Paint With Sand.</i>								
Vinyl Tile	60%			2031	**	3	\$56,500	C
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse Wall.</i>								
<i>Explanation : Wall Location.</i>								
Ceramic Tile	5%			2036	**	5	\$10,900	C
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	C
Glass: Single Pane	2%			LIFE	**	5	\$3,300	C
Gypsum Board	81%			LIFE	**	5	\$105,500	C
Masonry: Brick	5%			LIFE	**			C

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

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

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

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

**Asset # : 13727**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2034	**	5	\$75,400	B
Exposed Concrete	15%			LIFE	**	5	\$5,900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Space.</i>								
<i>Explanation : Ceiling Location.</i>								
Exposed Struc: Steel	5%			LIFE	**			B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse.</i>								
<i>Explanation : Ceiling Location.</i>								
Exposed Struc: Steel	30%			LIFE	**			B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Entrance Lobby</i>								
<i>Explanation : Space Frame</i>								
Gypsum Board	20%			LIFE	**	5	\$62,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	98%			2047	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Four 4000 Amp. Services: (A,B,C,D)</i>								
Fused Disc Sw	2%			2047	**	5		B
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Explanation : 600 Amp. Serves: Fire Pump</i>								
Transformers								
Dry Type	100%			2038	**	5	\$600	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$800	B
Raceway								
Conduit	100%			2047	**	1		B
Panelboards								
Fused Disc Sw	20%			2043	**	5	\$800	B
Molded Case Bkrs	80%			2043	**	5	\$3,600	B
Wiring								
Thermoplastic	100%			2047	**	1		B
Motor Controllars								
Locally Mounted	20%			2038	**	5	\$200	B
Motor Control Center	80%			2038	**	5	\$3,700	B

Ground

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

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

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

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

**Asset # : 13727**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main Basement</i>							
	<i>Explanation : Water Metal Pipe</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	98%			2038	**	1	\$51,200	B
Automatic	2%			2038	**	1	\$1,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 800 Amp. For Fire Pump.</i>							
<b>Generators</b>								
Diesel	100%			2034	**	1	\$65,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : One 1000 Kw</i>							
<b>Batteries</b>								
Nickel Cadmium	100%			2016		5	\$37,800	B
<b>Fuel Storage</b>								
Day Tank	50%			2043	**	5	\$12,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room Penthouse</i>							
	<i>Explanation : One 250 Gallons.</i>							
Main Tank	50%			2036	**	5	\$1,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 15,000 Gallons. ( Shared With Building Z)</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	97%			2029	**	10	\$150,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 And T-5 Lamps</i>							
HID	3%			2029	**	10	\$200	B
<b>Egress Lighting</b>								
Emergency, Service	20%			2029	**	1		B
Exit, Service	80%			2029	**	1		B
<b>Exterior Lighting</b>								
HID	80%			2029	**	10	\$400	B
Incandescent	20%			2021		2	\$100	B
<b>Alarm</b>								
Security System								
Generic	100%			2021		1	\$63,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fixed Cameras</i>							

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

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

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



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

**Asset # : 13727**

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

**Alarm**

Fire/Smoke Detection  
Generic

100%	2021	\$2,084,900	1-3	\$107,700	B
------	------	-------------	-----	-----------	---

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Addressable Type.*

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

**Heating**

Energy Source

Utility Steam	100%		2047	**	1			B
---------------	------	--	------	----	---	--	--	---

Conversion Equipment

Heat Exchanger	20%		2034	**	1	\$16,800		B
----------------	-----	--	------	----	---	----------	--	---

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

Pres. Reducing Valve/LP Steam	80%		2034	**	5	\$8,100		B
-------------------------------	-----	--	------	----	---	---------	--	---

Distribution

Hot Wtr Piping/Pump	20%		2043	**	4	\$2,500		B
---------------------	-----	--	------	----	---	---------	--	---

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

Steam Piping/Pump	80%		2047	**	4	\$10,000		B
-------------------	-----	--	------	----	---	----------	--	---

Terminal Devices

Air Handler	80%		2029	**	1	\$83,900		B
-------------	-----	--	------	----	---	----------	--	---

Convactor/Radiator	20%		2038	**	1	\$11,000		B
--------------------	-----	--	------	----	---	----------	--	---

**Air Conditioning**

Energy Source

Electricity	2%		2043	**	1			B
-------------	----	--	------	----	---	--	--	---

No Component	98%							D
--------------	-----	--	--	--	--	--	--	---

Conversion Equipment

Ext Pkg Unit - Cooling	2%		2029	**	2	\$200		B
------------------------	----	--	------	----	---	-------	--	---

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

No Component	98%							D
--------------	-----	--	--	--	--	--	--	---

Distribution

Chilled Wtr Pipe/Pump	100%		2047	**	4	\$12,500		B
-----------------------	------	--	------	----	---	----------	--	---

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Building E*  
*Explanation : Chilled Water From Adjacent Building*

Terminal Devices

Air Handler/Cool/Ht	100%		2029	**	1	\$104,900		B
---------------------	------	--	------	----	---	-----------	--	---

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**BELLEVUE HOSPITAL AMBULATORY CARE BUILDING**  
**Asset # : 13727**

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

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

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

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

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  
**Program / Asset #** : HHC0001.020 / 71 **Yr Built/Renovated** : 1940 / 2003  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$2,330,700</b>	<b>\$11,422,900</b>
Priority A	\$875,300	\$723,800
Priority B	\$1,145,900	\$9,183,000
Priority C	\$309,500	\$1,516,000
<b>Total</b>	<b>\$2,330,700</b>	<b>\$11,422,900</b>

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Copper/Terne	2%	Now	\$87,500	2041	**			A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North West Corner Of East Wing.</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>							
	<i>Location : West Facade.</i>							
Masonry: Brick	40%	Now	\$533,700	LIFE	**	5	\$152,400	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Courtyard.</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : West Facade</i>							
Masonry: Brick	30%			LIFE	**	5	\$114,300	A
Masonry: Granite	5%	0-2	\$53,600	LIFE	**	5	\$14,300	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
Masonry: Limestone	3%			LIFE	**	5	\$8,600	A
Metal Panel	15%			2041	**	5-10	\$392,900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$61,900	A
Windows								
Aluminum	100%			2043	**	5	\$62,400	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,600	A
Masonry: Brick	80%	Now	\$37,300	LIFE	**	5	\$5,400	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout, East Facade, West Facade</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout.</i>							
Metal Panel	5%			2047	**	5	\$1,300	A
Metal Rail	10%			2034	**	5-10	\$12,100	A

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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Roof								
Copper/Terne	5%			2036	**	10	\$12,800	A
Modified Bitumen	25%			2026	**	10	\$25,500	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : All Built Up Roofs.</i> <i>Explanation : Replaced Within An 8 Year Period.</i>								
Paver: Asphalt	10%			2024	\$109,500	10	\$15,300	A
Roll Roofing	5%			2020	\$23,800	5	\$8,500	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Bulkheads Over Main Roof.</i> <i>Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads;</i>								
Single Ply Membrane	55%			2026	**	10	\$56,200	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout.</i> <i>Explanation : Replaced Within An 8 Year Period.</i>								
Interior								
Floors								
Carpet	10%			2017	\$190,100	3	\$46,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : 6th Floor.</i>								
Ceramic Tile	5%			2030	**	5	\$15,400	C
Granite Panels	5%			LIFE	**	5	\$11,600	C
Terrazzo	20%			LIFE	**	5	\$48,200	C
Traffic Topping	5%			2021	\$433,800	5	\$19,300	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement.</i> <i>Explanation : (2) Part Epoxy Paint Finish With Sand Mix.</i>								
Vinyl Tile	20%			2021	\$895,000	3	\$30,800	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Ground Floor Main Circulation Areas.</i> <i>Explanation : This Refers To A Natural Stone Impregnated Tile With Quartz Or Granite Chips For Instance.</i>								
Vinyl Tile	30%			2026	**	3	\$34,700	C
Vinyl Tile	5%			2029	**	3	\$5,800	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i> <i>Location : Virology Services.</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : All Of 6th Floor.</i> <i>Explanation : This Refers To A Sheet Vinyl.</i>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$25,700	C
Gypsum Board	20%			LIFE	**	5	\$61,800	C
Gypsum Board	5%			LIFE	**	5	\$15,400	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Virology Services.</i>								
Granite Panels	5%			LIFE	**			C
Plaster	40%			LIFE	**	5	\$61,800	C
SGFT/Glazed Masonry	25%	Now	\$309,500	LIFE	**			C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations At The Basement Level.</i>								
<b>Ceilings</b>								
AcousTile,Adhered	10%			2026	**	5	\$23,600	B
AcousTileSusp.Lay-In	15%			2034	**	5	\$35,400	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$11,800	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Virology Services.</i>								
Exposed Concrete	15%			LIFE	**	5	\$5,500	B
Gypsum Board	5%			LIFE	**	5	\$14,700	B
Plaster	50%			LIFE	**	5	\$73,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2047	**	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps</i>								
<b>Transformers</b>								
Dry Type	100%			2038	**	5	\$1,000	B
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%	2-4	\$217,400	2051	**	5	\$3,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Raceway</b>								
Conduit	90%			2021	\$252,600	1		B
Conduit	10%			2047	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	85%			2020	\$240,100	5	\$6,000	B
Molded Case Bkrs	15%			2043	**	5	\$1,100	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$222,200	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2021	\$63,500	1		B
Thermoplastic	10%			2047	**	1		B
Motor Controllers								
Locally Mounted	10%			2019	\$53,200	5	\$200	B
Locally Mounted	20%			2026	**	5	\$400	B
Motor Control Center	70%			2038	**	5	\$5,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,300	1	\$82,100	B
Fuel Storage								
No Component	50%							D
No Component	50%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$1,262,000	10	\$187,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 And T12 Lamps</i>								
HID	1%			2021	\$9,000	10	\$100	B
Egress Lighting								
Exit, LED	20%			2056	**	1		B
Exit, Service	80%			2021	\$28,500	1		B
Exterior Lighting								
HID	100%			2016	\$115,700	10	\$800	B
Alarm								
Security System								
Generic	100%			2021	\$956,900	1	\$99,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2021	\$3,275,400	1-3	\$169,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Utility Steam	100%			2031	**	1		B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	75%			2017	\$39,200	1	\$76,600	B
Pres. Reducing Valve/LP Steam	25%			2024	\$38,000	5	\$3,100	B
Distribution								
Hot Wtr Piping/Pump	75%			2020	\$923,000	4	\$11,500	B
Steam Piping/Pump	25%	0-2	\$21,400	2021	\$427,700	4	\$2,500	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	25%			2026	**	1	\$31,900	B
Convactor/Radiator	75%	Now	\$173,600	2026	**	1	\$45,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Manual Control / Thermostatic Radiator Valves Not Working</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2030	**	1	\$33,500	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Serves 8th And 9th Floors</i>								
Int Pkg Unit - Cooling Window/Wall Unit	10%			2019	\$315,500	2	\$1,300	B
	75%			2016	\$377,800	1		B
Distribution								
Chilled Wtr Pipe/Pump	15%			2041	**	4	\$1,500	B
No Component	85%							D
Terminal Devices								
Air Handler/Cool/Ht	15%			2021	\$156,100	1	\$19,200	B
No Component	85%							D
Heat Rejection								
Air Condenser Unit	15%			2026	**	2	\$21,500	B
No Component	85%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$115,000	B
Exhaust Fans								
Interior	10%			2021	\$27,100	2	\$600	B
Roof	90%			2021	\$175,300	2	\$5,700	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2021	\$731,800	1		B
HW Heat Exchanger								
Low Temp	100%			2041	**	4	\$20,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Steam Instantaneous Water Heaters</i>								

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

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

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



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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%	Now	\$4,300	2021	\$10,800	4	\$1,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Pumps / One Removed</i>						
Sewage Ejector(s) Compressed Air	100%			2021	\$27,700	4	\$1,300	B
Backflow Preventer Generic	100%			2026	* *	1	\$12,700	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B,G,1-8</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2031	* *	1-5	\$104,100	B
Sprinkler No Component Generic	80%			2041	* *	1-2	\$11,600	D
Fire Pump Generic	100%			2030	* *	1	\$38,600	B

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

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

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

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  
**Program / Asset #** : HHC0001.010 / 70 **Yr Built/Renovated** : 1938 / 2003  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$3,448,000</b>	<b>\$9,592,700</b>
Priority A	\$1,595,300	\$473,900
Priority B	\$1,790,600	\$7,150,600
Priority C	\$62,100	\$1,968,200
<b>Total</b>	<b>\$3,448,000</b>	<b>\$9,592,700</b>

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$87,700	A
Copper/Terne	5%	4+	\$60,400	2041	**			A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout, South Facade</i>								
Masonry: Brick	75%	Now	\$921,300	LIFE	**	5	\$263,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade.</i>								
Masonry: Granite	5%	Now	\$123,300	LIFE	**	5	\$13,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 3%</i>								
<i>Location : South Facade Base And Various Other Locations.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$229,600	LIFE	**	5	\$13,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Metal Panel	5%			2041	**	5-10	\$120,600	A
Windows								
Aluminum	100%			2043	**	5	\$71,000	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Replaced Within 5 Years.</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$69,000	LIFE	**	5	\$11,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At 6th And 7th Floor Roofs.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$89,600	LIFE	**	5	\$12,900	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Throughout.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$3,400	2041	**	5	\$1,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Copings.</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Copper/Terne	10%			2036	**	10	\$18,500	A
Modified Bitumen	90%			2026	**	10	\$66,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Replaced Within A 10 Year Period.</i>								
Interior								
Floors								
Carpet	10%			2017	\$181,500	3	\$44,200	C
Cast in Place Concrete	10%	Now	\$9,400	LIFE	**	5	\$64,400	C
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Water Main Supply Room.</i>								
Ceramic Tile	5%			2024	\$340,000	5	\$14,700	C
Terrazzo	5%	Now	\$62,100	LIFE	**	5	\$11,500	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Corridors.</i>								
Vinyl Tile	25%			2026	**	3	\$27,600	C
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Admin Space.</i>								
<i>Explanation : High Impact Resistant Vinyl With Wood Grain Finish.</i>								
Vinyl Tile	45%			2021	\$1,316,800	3	\$66,300	C
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
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse Wall.</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	2%			LIFE	**	5	\$12,900	C
Ceilings								
AcousTile,Adhered	20%			2034	**	5	\$58,900	B
AcousTile,Adhered	30%			2026	**	5	\$88,400	B
AcousTileSusp.Lay-In	15%			2026	**	5	\$44,200	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$14,700	B
Exposed Concrete	5%	Now	\$118,400	LIFE	**	5	\$2,300	B
<i>Diagonal Cracks, Extent : Light, Area Affected : 8%</i>								
<i>Location : Various On Basement Ceiling.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Basement.</i>								
Gypsum Board	10%			LIFE	**	5	\$36,800	B
Plaster	15%			LIFE	**	5	\$27,600	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$95,500	5	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 3000 Amps</i>							
<hr/>								
Transformers								
Dry Type	100%			2026	**	5	\$700	B
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	10%	2-4	\$46,600	2051	**	5		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
<hr/>								
Molded Case Bkrs	90%	2-4	\$419,300	2051	**	5	\$2,200	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
<hr/>								
Raceway								
Conduit	100%			2021	\$309,400	1		B
<hr/>								
Panelboards								
Fused Toggle Switch	50%	2-4	\$176,500	2046	**	5	\$1,100	B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location :</i>							
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Molded Case Bkrs	30%	2-4	\$105,900	2046	**	5	\$700	B
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Some Areas</i>							
<hr/>								
Molded Case Bkrs	20%			2020	\$70,600	5	\$1,000	B
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$397,200	2046	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Some Areas</i>							
<hr/>								
Thermoplastic	20%			2021	\$99,300	1		B
<hr/>								
Motor Controllers								
Locally Mounted	90%			2019	\$49,500	5	\$1,100	B
Motor Control Center	10%			2019	\$44,200	5	\$500	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	B
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$56,600	B
<hr/>								
Lighting								

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2021	\$298,100	10	\$171,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T8 And T12 Lamps</i>						
HID	5%			2021	\$20,500	10	\$300	B
Egress Lighting Exit, Service	100%			2021	\$34,000	1		B
Exterior Lighting Incandescent	100%			2016	\$29,200	2	\$300	B
<b>Alarm</b>								
Security System Generic	100%			2021	\$659,100	1	\$68,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fixed Cameras</i>						
Fire/Smoke Detection Generic	100%			2021	\$2,256,100	1-3	\$116,600	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Utility Steam	98%			2031	**	1		B
Electricity	2%			2041	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>						
Conversion Equipment Heat Exchanger	60%			2017	\$29,900	1	\$58,500	B
Pres. Reducing Valve/LP Steam	40%			2024	\$58,100	5	\$4,700	B
Distribution Hot Wtr Piping/Pump	100%			2020	\$1,175,000	4	\$14,600	B
Terminal Devices Air Handler	15%			2021	\$189,200	1	\$18,300	B
Convactor/Radiator	85%			2026	**	1	\$54,100	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2020	\$662,400	1		B

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	5%			2030	**	1	\$10,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : East Side By Parking Lot</i>						
		<i>Explanation : Serves Telecommunications</i>						
Int Pkg Unit - Heating/Cooling	5%			2019	\$233,000	2	\$600	B
Window/Wall Unit	90%			2016	\$432,800	1		B
Distribution								
Chilled Wtr Pipe/Pump	5%			2041	**	4	\$500	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2016	\$49,700	1	\$6,100	B
No Component	95%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$698,700	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,800	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	**	1	\$12,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B,G,I-8</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2031	**	1-5	\$99,400	B
Sprinkler								
No Component	85%							D
Generic	15%			2041	**	1-2	\$8,300	B

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

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

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

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  
**Program / Asset #** : HHC0001.040 / 73 **Yr Built/Renovated** : 1973 / 2004  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$34,520,600</b>	<b>\$83,195,200</b>
Priority A	\$10,352,500	\$26,848,500
Priority B	\$23,686,400	\$42,900,700
Priority C	\$481,700	\$13,445,900
<b>Total</b>	<b>\$34,520,600</b>	<b>\$83,195,200</b>

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



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

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

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	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
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 75%</i>								
<i>Location : (2) Glass Panes On The East Facade.</i>								
Windows								
Aluminum	100%	Now	\$10,204,700	2020	\$25,511,700	5	\$254,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
Parapets								
Pre-Cast Concrete	100%			LIFE	**	5	\$79,100	A
Roof								
IRMA/Protected Membrane	75%			2026	**	10	\$110,800	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Within A Three Year Period.</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Minor Varied Areas Throughout Showing Between Concrete Block Ballast.</i>								
Skylight, Metal/Glass	5%			2041	**	10	\$24,600	A
Traffic Topping	15%			2026	**	10	\$36,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inmate/psychiatric Outdoor Basketball Court Area Within A Three Year Period.</i>								
Not Accessible	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Inmate/psychiatric areas.</i>								
<i>Explanation : Sensitive Patient Areas.</i>								
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$311,200	LIFE	**	5	\$428,600	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i> <i>Location : Basement Various Locations Throughout.</i> <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout.</i> <i>Explanation : Staining.</i>								
Ceramic Tile	5%			2030	**	5	\$98,000	C
Slate	3%			LIFE	**	5	\$62,500	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout.</i> <i>Explanation : Located On Ground Floor Lobby/ Vestibule Area.</i>								
Vinyl Tile	60%			2021	\$11,679,500	3	\$587,800	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Various Floors.</i> <i>Explanation : This Refers To The Original Sheet Vinyl On The Majority Of The Flooring.</i>								
Vinyl Tile	20%			2029	**	3	\$146,900	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout Tenth Floor, Morgue</i> <i>Other Observation, Extent : Severe, Area Affected : 20%</i> <i>Location : 16th Floor And Elevator Core Areas Throughout.</i> <i>Explanation : This Tile Is A Quartz/ Natural Stone Composite Material.</i>								
Wood	2%			2049	**	5	\$73,500	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Indoor Inmate/ Psychiatric Basketball Court Area.</i> <i>Explanation : Refers To Oak Flooring.</i>								
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
<i>Diagonal Cracks, Extent : Light, Area Affected : 75%</i> <i>Location : Fire Pump Room In Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$93,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i> <i>Location : 10th Floor</i>								
Gypsum Board	15%			LIFE	**	5	\$224,800	C
Plaster	63%			LIFE	**	5	\$472,200	C
Wood	2%			LIFE	**	5	\$199,900	C

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	45%			2026	**	5	\$1,102,100	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$98,000	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Lobby And Corridors</i>								
AcousTileSusp.Lay-In	5%	Now	\$204,600	2034	**	5	\$49,000	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Exposed Concrete	5%	Now	\$78,700	LIFE	**	5	\$15,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead</i>								
Gypsum Board	15%			LIFE	**	5	\$367,400	B
Metal Panel	10%	4+	\$166,000	LIFE	**	5	\$244,900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor.</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Building.</i>								
Metal Panel	15%			LIFE	**	5	\$367,400	B

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

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2029	**	5	\$2,900	B
Molded Case Bkrs	25%			2037	**	5	\$8,300	B
Molded Case Bkrs	65%			2029	**	5	\$21,500	B
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$508,000	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Busway	5%			2019	\$63,500	1		B
Thermoplastic	30%			2021	\$381,000	1		B
Thermoplastic	25%			2041	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	35%			2019	\$744,900	5	\$2,900	B
Motor Control Center	65%			2019	\$1,383,500	5	\$22,100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$18,400	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$384,000	B
<b>Generators</b>								
Diesel	100%			2030	**	1	\$481,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 600 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2015	\$700	5	\$277,400	B
<b>Fuel Storage</b>								
Day Tank	50%			2037	**	5	\$121,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gallons.</i>								
Main Tank	50%			2036	**	5	\$19,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2026	**	10	\$1,080,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T5 And T8 Lamps</i>								
HID	10%			2026	**	10	\$4,300	B
<b>Egress Lighting</b>								
Emergency, Service	20%			2026	**	1		B
Exit, LED	15%			2049	**	1		B
Exit, Service	65%			2026	**	1		B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting HID	100%			2021	\$541,100	10	\$4,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter</i>								
<i>Explanation : Recessed And Wall Mounted</i>								
<b>Alarm</b>								
Security System Generic	100%			2021	\$4,473,600	1	\$465,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection Generic	100%			2021	\$15,313,400	1-3	\$791,200	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Utility Steam	98%			2031	**	1		B
Electricity	2%			2041	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 4 Electric Boilers For Emergency Use</i>								
Conversion Equipment Hot Water Boiler	2%			2034	**	1	\$13,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 4 Hot Water Boilers For Emergency Use</i>								
Pres. Reducing Valve/LP Steam	98%			2024	\$946,400	5	\$76,300	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	Now	\$390,800	2020	\$3,908,200	4	\$32,300	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	50%	Now	\$543,200	2021	\$5,432,300	4	\$32,300	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Air Handler	60%			2016	\$5,033,900	1	\$486,400	B
Air Handler	20%			2026	**	1	\$162,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Several Newer Units In Place.</i>								
Convactor/Radiator	10%			2026	**	1	\$42,400	B
Fan Coil Unit/Heat	10%			2016	\$2,329,900	1	\$42,400	B

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	30%			2030	**	1	\$425,400	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
Centrifugal, Compressor Turbine	60%			2030	**	1	\$850,800	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
Int Pkg Unit - Cooling	10%			2019	\$2,003,900	2	\$8,100	B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%	0-2	\$380,300	2031	**	4	\$64,700	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht Induction Unit	30%			2016	\$1,982,800	1	\$243,200	B
	70%			2016	\$6,063,100	1	\$296,600	B
<b>Heat Rejection</b>								
Water Cool Tower	100%	Now	\$2,233,300	2019	\$4,466,600	2	\$1,054,100	B
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Severe Pan Leaks</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$730,100	B
<b>Exhaust Fans</b>								
Interior	100%			2016	\$1,720,200	2	\$40,400	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
<b>Water Heater</b>								
Electric	4%			2016	\$9,700	4	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : For Emergency Use</i>								
No Component	96%							D
<b>HW Heat Exchanger</b>								
Low Temp	100%			2031	**	4	\$194,700	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2021	\$10,800	4	\$1,300	B
<b>Sewage Ejector(s)</b>								
Compressed Air	100%			2021	\$27,700	4	\$1,300	B

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

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

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

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

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

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

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

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

Print Date : 05-Sep-2013

**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

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

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



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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Panel	5%	Now	\$1,100	2041	**	5	\$1,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 40%</i>								
<i>Location : Dented Along Street Side.</i>								
Metal: Cage/Fence	95%			2034	**	5-10	\$92,500	A
Roof								
Modified Bitumen	100%			2026	**	10	\$62,500	A
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$52,300	LIFE	**	5	\$72,000	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout.</i>								
Traffic Topping	5%			2021		5	\$2,200	C
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$3,200	C
Masonry: Brick	80%	Now	\$228,900	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout.</i>								
Ceilings								
Exposed Concrete	100%	Now	\$557,000	LIFE	**	5	\$5,400	B
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Explanation : Concrete Is Delaminated Or Missing From Water Infiltration Exposing And Rusting The Roof Structural Steel.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$25,300	1		B
Panelboards								
Fused Disc Sw	50%	2-4	\$11,800	2046	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	50%			2029	**	5	\$300	B
Wiring								
Braided Cloth	100%	0-2	\$27,200	2046	**	1		B
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Motor Controllars								
Locally Mounted	100%			2019	\$16,200	5	\$100	B

## Ground

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	80%			2016	\$114,500	10	\$17,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-8</i>						
HID	20%			2026	**	10	\$200	B
Egress Lighting								
Exit, LED	50%			2036	**	1		B
Exit, Battery	50%			2026	**	10	\$800	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2021	\$251,800	1-3	\$13,000	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Utility Steam	100%			2021	\$9,100	1		B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$82,200	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$3,200	2016	\$10,800	4	\$1,300	B
		<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Large Storage Area</i>						
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2041	**	1-2	\$600	B

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

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

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

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

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

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



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$4,200	LIFE	**	5	\$6,000	A
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : East Wall.</i>								
Windows								
Metal Louvers	100%			2024	\$5,100	10	\$900	A
Roof								
Built-Up (BUR)	100%			2021	\$17,700	10	\$3,100	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	100%	Now	\$500	LIFE	**	5	\$3,500	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Adjacent To The Generator Mounts.</i>								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$600	LIFE	**	5	\$100	C
<i>Vertical Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Building Entrance Wall.</i>								
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$200	B
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2034	**	5		B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	**	5		B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	50%			2029	**	5		B
Molded Case Bkrs	50%			2020	\$5,900	5		B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$5,400	5		B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5		B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2019	\$11,300	1	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Located In Switchgear Cabinet And Throughout.</i>								

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2024	\$76,500	1	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 400 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2015	\$700	5	\$300	B
<b>Fuel Storage</b>								
Day Tank	50%			2029	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons.</i>								
Main Tank	50%			2024	\$100	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
HID	100%			2021	\$4,600	10		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2021	\$200	10	\$100	B
No Component	50%							D
<b>Exterior Lighting</b>								
HID	100%			2021	\$700	10		B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2016	\$19,100	1-3	\$1,000	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	100%			2041	* *	1		B
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	100%			2021	\$18,900	1	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Unit Heaters</i>								
<b>Ventilation</b>								
<b>Exhaust Fans</b>								
Wall Unit	100%			2021	\$1,900	2		B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2031	* *	1		B

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

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

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

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

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Plumbing							
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B

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

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

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

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  
**Program / Asset #** : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 1997  
**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

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

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



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

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

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

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

**Asset # : 72**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Existing F- G Portion.</i>								
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		A
Sloped Glazing	5%			LIFE	**	5	\$119,700	A
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%	Now	\$13,300	LIFE	**	5	\$36,700	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout.</i>								
Ceramic Tile	3%			2030	**	5	\$5,000	C
Quarry Tile	5%			2034	**	5	\$12,600	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room.</i>								
<i>Explanation : In Good Shape.</i>								
Traffic Topping	5%			2021	\$235,600	5	\$10,500	C
Vinyl Tile	72%			2026	**	3	\$45,200	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout New Emergency Space.</i>								
<i>Explanation : Refers To Renovated Space.</i>								
Vinyl Tile	5%			2031	**	3	\$3,100	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations In The Former Emergency Space.</i>								
<i>Explanation : Refers To Remaining Older Space.</i>								

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

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

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



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

**Asset # : 72**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$163,500	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement Foundation Walls.</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,700	C
Gypsum Board	60%			LIFE	**	5	\$43,300	C
Gypsum Board	5%			LIFE	**	5	\$3,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : M R I Room.</i>								
Masonry: Brick	7%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$3,600	C
SGFT/Glazed Masonry	10%			LIFE	**			C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	63%			2034	**	5	\$105,600	B
Exposed Concrete	10%			LIFE	**	5	\$2,600	B
Gypsum Board	20%			LIFE	**	5	\$41,900	B
Metal Panel	5%	0-2	\$14,200	LIFE	**	5	\$10,500	B
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	2%	Now	\$24,000	LIFE	**	5	\$2,100	B
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Shaft.</i>								

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

Under 600 Volts

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

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

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

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

**Asset # : 72**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	20%			2041	**	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room (sb-2)</i>								
<i>Explanation : 4000 Amp. (service B) Serves Chiller # 1</i>								
Air Circuit Breaker	20%			2041	**	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room (sb-2)</i>								
<i>Explanation : 4000 Amp. (service A) Serves Chiller # 4</i>								
Air Circuit Breaker	20%			2041	**	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room (sb-2)</i>								
<i>Explanation : 4000 Amp. (service C) General Distribution</i>								
Air Circuit Breaker	20%			2041	**	5	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room (sb -2)</i>								
<i>Explanation : 4000 Amp. (service D) Serves Chiller # 3</i>								
Fused Disc Sw	20%			2041	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room ( F B - 12)</i>								
<i>Explanation : 1200 Amp.</i>								
<b>Transformers</b>								
Dry Type	100%			2034	**	5	\$200	B
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	20%			2041	**	5		B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Electrical Room ( F B-12)</i>								
<i>Explanation : 1200 Amp.</i>								
Fused Disc Sw	80%			2041	**	5	\$200	B
<b>Raceway</b>								
Conduit	40%			2021	\$32,900	1		B
Conduit	60%			2041	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	50%			2037	**	5	\$700	B
Molded Case Bkrs	50%			2020	\$47,100	5	\$700	B
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$41,600	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2041	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2019	\$100,800	5	\$400	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								

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

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

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

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

**Asset # : 72**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$16,500	B
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$102,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Mostly T-8 And T-5</i>						
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Alarm								
Security System								
Generic	100%			2021	\$192,700	1	\$20,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fixed Cameras.</i>						
Fire/Smoke Detection								
Generic	100%			2021	\$659,700	1-3	\$34,100	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Utility Steam	100%			2031	**	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	\$82,600	5	\$6,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$46,500	2031	**	4	\$5,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Leak Evident At Valve Connection</i>						
Terminal Devices								
Air Handler	80%			2021	\$573,900	1	\$55,500	B
Convactor/Radiator	20%			2026	**	1	\$7,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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

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

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

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

**Asset # : 72**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Air Conditioning</b>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2026	**	2	\$6,900	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Chilled Water Coils Added To Existing D X Package Unit</i>						
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$145,700	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2021	\$565,200	1	\$69,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Hybrid Unit / D X With Chilled Water Coils</i>						
<b>Heat Rejection</b>								
Remote Air Cond	20%			2026	**	2	\$15,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Split Units / R-22</i>						
No Component	80%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,400	B
<b>Exhaust Fans</b>								
Roof	100%			2021	\$105,800	2	\$3,500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2031	**	1		B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2021	\$10,800	4	\$1,300	B
<b>Fixtures</b>								
Generic	100%							B
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2041	**	1-5	\$56,500	B
<b>Sprinkler</b>								
No Component	10%							D
Generic	90%			2041	**	1-2	\$28,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Emergency Building</i>						
		<i>Explanation : Sprinklers In Emergency Building Only</i>						

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

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

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

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$4,430,200</b>	<b>\$2,979,200</b>
Priority A	\$2,371,100	\$286,300
Priority B	\$1,133,200	\$2,246,800
Priority C	\$926,000	\$446,100
<b>Total</b>	<b>\$4,430,200</b>	<b>\$2,979,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$105,000</b>	<b>\$69,200</b>	<b>\$73,300</b>	<b>\$127,300</b>
Priority A	\$7,500	\$5,200		
Priority B	\$97,500	\$60,200	\$68,400	\$115,600
Priority C		\$3,900	\$4,900	\$11,700
<b>Total</b>	<b>\$105,000</b>	<b>\$69,200</b>	<b>\$73,300</b>	<b>\$127,300</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,002,900	LIFE	**	5	\$286,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	100%	Now	\$314,000	2048	**	5	\$3,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$159,000	LIFE	**	5	\$11,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$7,500	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
IRMA/Protected Membrane	85%	Now	\$774,200	2033	**			A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2036	**	10	\$5,200	A
Paver: Asphalt	12%	Now	\$120,900	2038	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkways</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkways</i>								

## Interior

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
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%	Now	\$926,000	2033	**	3	\$35,000	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	25%			2023	\$385,800	3	\$14,600	C
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$21,900	C
Plaster	55%			LIFE	**	5	\$60,300	C
SGFT/Glazed Masonry	35%			LIFE	**			C
<b>Ceilings</b>								
AcousTile,Adhered	25%	0-2	\$244,000	2043	**	5	\$19,400	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridor(s)</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	35%			2028	**	5	\$54,400	B
Exposed Concrete	5%			LIFE	**	5	\$1,200	B
Plaster	35%			LIFE	**	5	\$34,000	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$33,900	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 5000 Amps Main Disconnect Switches</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$108,700	5	\$4,000	B
<b>Raceway</b>								
Conduit	80%			2023	\$112,200	1		B
Conduit	20%			2033	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	50%			2022	\$70,600	5	\$2,000	B
Molded Case Bkrs	50%			2031	**	5	\$2,000	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$127,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	40%			2021	\$99,800	5	\$400	B
Locally Mounted	60%			2028	**	5	\$600	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2028	**	1	\$46,500	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2028	**	10	\$28,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	70%			2018	\$449,300	10	\$66,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2023	\$22,400	10	\$12,500	B
Exit, Service	50%			2023	\$9,000	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$65,500	10	\$500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$162,300	1	\$16,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance And Exit Points</i>								
<i>Explanation : CCTV Surveillance System And 24 Hr Security Personnel</i>								
<b>Fire/Smoke Detection</b>								
No Component	50%							D
Generic	50%			2023	\$926,100	1-3	\$46,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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

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

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2033	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Goldwater Campus</i>						
		<i>Explanation : Provided From Goldwater Steam Power Plant</i>						
Conversion Equipment								
Heat Exchanger	80%			2036	**	1	\$41,200	B
Pres. Reducing Valve/LP Steam	20%			2026	**	5	\$1,200	B
Distribution								
Hot Wtr Piping/Pump	80%			2031	**	4	\$6,200	B
Steam Piping/Pump	20%			2033	**	4	\$1,000	B
Terminal Devices								
Air Handler	20%	Now	\$6,700	2023	\$133,000	1	\$11,600	B
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Room B2-33-3 And A22-16</i>						
Convactor/Radiator	80%			2028	**	1	\$26,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$8,400	2028	**	1	\$17,300	B
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Penthouse Mechanical Equipment Room 1 Of 3 Defective Compressor</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Equipment Room</i>						
Window/Wall Unit	60%			2018	\$152,200	1		B
Distribution								
Chilled Wtr Pipe/Pump	40%			2033	**	4	\$2,100	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$4,200	2023	\$209,600	1	\$23,100	B
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Penthouse Mechanical Equipment Room Defective Return Fan Motor</i>						
No Component	60%							D
Heat Rejection								
Air Condenser Unit	60%			2028	**	2	\$43,400	B
Remote Air Cond	40%	Now	\$29,500	2023	\$294,800	2	\$23,100	B
		<i>Not in Service, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : 7th Floor Roof</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,900	B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%			2023	\$129,600	2	\$3,000	B
Roof	5%			2023	\$4,900	2	\$200	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,800	4	\$1,300	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$6,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Bldg A</i>								
<i>Explanation : Located Outside Of The Bldg</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two C-6, Two I-6</i>								
<i>Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$54,400	B
Sprinkler								
No Component	85%							D
Generic	15%			2033	* *	1-2	\$4,400	B

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

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

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

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0003.020 / 84 **Yr Built/Renovated** : 1950 / 2008  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$5,391,000</b>	<b>\$8,590,200</b>
Priority A	\$2,881,200	\$545,100
Priority B	\$1,753,400	\$6,348,400
Priority C	\$756,400	\$1,696,700
<b>Total</b>	<b>\$5,391,000</b>	<b>\$8,590,200</b>

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



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

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

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

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

**Asset # : 84**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$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	97%	Now	\$2,490,800	2048	**	5	\$24,800	A
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	**	10	\$9,600	A
Parapets								
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	A
Sloped Glazing	5%			LIFE	**	5	\$184,400	A
Interior								
Floors								
Carpet	20%			2019	\$469,100	3	\$114,200	C
Cast in Place Concrete	10%			LIFE	**	5	\$83,300	C
Ceramic Tile	3%			2032	**	5	\$11,400	C
Terrazzo	7%			LIFE	**	5	\$20,800	C
Vinyl Tile	40%			2023	\$1,512,800	3	\$57,100	C
Vinyl Tile	20%	Now	\$756,400	2033	**	3	\$28,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$6,700	C
Gypsum Board	15%			LIFE	**	5	\$40,300	C
Marble Panels	3%			LIFE	**			C
Plaster	45%			LIFE	**	5	\$60,400	C
SGFT/Glazed Masonry	35%			LIFE	**			C

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

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

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

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

**Asset # : 84**

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	30%			2028	**	5	\$114,200	B
Exposed Concrete	10%			LIFE	**	5	\$5,900	B
Metal Panel	5%			LIFE	**	5	\$23,800	B
Plaster	50%			LIFE	**	5	\$119,000	B
Plaster	5%	Now	\$34,100	LIFE	**	5	\$11,900	B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Connecting Corridor To C Building*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Connecting Corridor To C Building*

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

**Under 600 Volts**

**Service Equipment**

Air Circuit Breaker	70%			2023	\$44,600	5	\$1,000	B
---------------------	-----	--	--	------	----------	---	---------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2-4000 Amperes Main Service Protectors*

Fused Disc Sw	30%			2033	**	5	\$400	B
---------------	-----	--	--	------	----	---	-------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch No Available Ratings*

**Switchgear / Switchboard**

Molded Case Bkrs	80%			2023	\$174,000	5	\$5,700	B
Molded Case Bkrs	20%			2033	**	5	\$1,400	B

**Raceway**

Conduit	80%			2023	\$224,500	1		B
Conduit	20%			2033	**	1		B

**Panelboards**

Molded Case Bkrs	80%			2022	\$226,000	5	\$5,700	B
Molded Case Bkrs	20%			2031	**	5	\$1,400	B

**Wiring**

Braided Cloth	70%	2-4	\$222,200	2048	**	1		B
---------------	-----	-----	-----------	------	----	---	--	---

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	30%			2033	**	1		B
---------------	-----	--	--	------	----	---	--	---

**Motor Controllers**

Locally Mounted	80%			2021	\$425,700	5	\$1,400	B
Locally Mounted	20%			2028	**	5	\$400	B

**Ground**

**Grounding Devices**

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.*

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

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

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

**Asset # : 84**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2028	* *	1	\$82,600	B
<b>Generators</b>								
Diesel	100%			2026	* *	1	\$103,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1000 Kw Caterpillar Genset</i>								
<b>Batteries</b>								
Lead/Acid	100%			2016	\$700	5	\$9,900	B
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2031	* *	5	\$23,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 325 Gallons Capacity</i>								
<b>Main Tank</b>								
	50%			2058	* *	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 12,000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	30%			2023	\$471,900	10	\$70,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
<b>Fluorescent</b>								
	66%			2018	\$1,038,100	10	\$154,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
<b>Fluorescent</b>								
	3%			2023	\$47,200	10	\$7,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Incandescent</b>								
	1%			2018	\$15,700	2	\$100	B
<b>Egress Lighting</b>								
<b>Emergency, Battery</b>								
	20%			2023	\$22,000	10	\$12,300	B
<b>Exit, Service</b>								
	80%			2023	\$35,200	1		B
<b>Exterior Lighting</b>								
<b>HID</b>								
	100%			2023	\$116,500	10	\$900	B
<b>Alarm</b>								
<b>Security System</b>								
<b>No Component</b>								
	60%							D
<b>Generic</b>								
	40%			2023	\$385,100	1	\$40,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance, Exit Points</i>								
<i>Explanation : CCTV Surveillance System And 24 Hr Security Personnel</i>								

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

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

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

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

**Asset # : 84**

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

## Alarm

## Fire/Smoke Detection

No Component

50%

Generic

50%

2023

\$1,647,800

1-3

\$82,600

D

B

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

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

## Heating

## Energy Source

Campus Steam

100%

2033

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Goldwater Campus**Explanation : Steam Provided From Goldwater Steam Power Plant*

## Conversion Equipment

Heat Exchanger

80%

2026

\* \*

1

\$100,900

B

Pres. Reducing Valve/LP  
Steam

20%

2026

\* \*

5

\$3,000

B

## Distribution

Hot Wtr Piping/Pump

80%

Now

\$24,300

2031

\* \*

4

\$10,100

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Basement Mechanical Equipment Room, 1 Of 2 Defective How Water Pump Motor*

Steam Piping/Pump

20%

2033

\* \*

4

\$2,500

B

## Terminal Devices

Air Handler

20%

Now

\$32,600

2028

\* \*

1

\$28,400

B

*Corroded, Extent : Severe, Area Affected : 20%**Location : Roof**Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Roof*

Convactor/Radiator

80%

2028

\* \*

1

\$65,900

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Reciprocating  
Compr/Chiller

35%

2023

\$359,100

1

\$41,300

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Throughout*

Ext Pkg Unit - Cooling

25%

2028

\* \*

2

\$3,900

B

Window/Wall Unit

40%

2018

\$248,600

1

B

## Distribution

Chilled Wtr Pipe/Pump

35%

2033

\* \*

4

\$4,400

B

No Component

65%

D

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

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

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

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

**Asset # : 84**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$1,284,100	1	\$157,500	B
Heat Rejection								
Air Condenser Unit	35%			2023	\$211,400	2	\$62,000	B
No Component	65%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$141,800	B
Exhaust Fans								
Interior	100%			2023	\$334,200	2	\$7,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$25,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement Steam Room</i>					
			<i>Explanation : 3 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Galvanized Steel Throughout</i>					
			<i>Explanation : Piping Nearing End Of Useful Life</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Galvanized Steel Throughout</i>					
			<i>Explanation : Piping Nearing End Of Useful Life</i>					
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,800	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$15,700	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Bldg A Basement</i>					
			<i>Explanation : Water Main Located In Adjacent Bldg</i>					
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) B-3 (1) I-3</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$133,200	B

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

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

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



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

**Asset # : 84**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression							
Sprinkler							
No Component	50%						D
Generic	50%			2033	* *	1-2	\$35,700 B

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

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

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

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  
**Program / Asset #** : HHC0003.030 / 85 **Yr Built/Renovated** : 1950 / 2009  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$72,700</b>	<b>\$59,300</b>	<b>\$76,100</b>	<b>\$77,600</b>
Priority A	\$10,200			
Priority B	\$62,500	\$59,300	\$58,200	\$70,600
Priority C			\$17,900	\$7,000
<b>Total</b>	<b>\$72,700</b>	<b>\$59,300</b>	<b>\$76,100</b>	<b>\$77,600</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$8,800	A
Masonry: Brick	95%			LIFE	**	5	\$268,900	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$313,000	2048	**	5	\$3,100	A
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$12,200	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	A
Metal Rail	10%			2040	**	5-10	\$26,000	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Copper/Terne	3%			2051	**	10	\$8,400	A
Modified Bitumen	97%			2031	**	10	\$109,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
Floors								
Ceramic Tile	10%			2032	**	5	\$15,900	C
Terrazzo	5%			LIFE	**	5	\$6,200	C
Vinyl Tile	50%			2023	\$791,300	3	\$29,900	C
Vinyl Tile	35%	Now	\$553,900	2033	**	3	\$20,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
<hr/>								
Interior Walls								
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

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

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

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

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

**Asset # : 85**

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

Interior

Ceilings

AcousTileSusp.Lay-In	50%			2028	**	5	\$79,700	B
AcousTileSusp.Lay-In	15%			2036	**	5	\$23,900	B
Exposed Concrete	5%			LIFE	**	5	\$1,200	B
Metal Panel	5%			LIFE	**	5	\$10,000	B
Plaster	25%			LIFE	**	5	\$24,900	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2033	**	5	\$300	B
---------------	-----	--	--	------	----	---	-------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1200 Amperes*

Molded Case Bkrs	50%			2033	**	5	\$2,100	B
------------------	-----	--	--	------	----	---	---------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 1600 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	80%			2023	\$87,000	5	\$3,300	B
Molded Case Bkrs	20%			2033	**	5	\$800	B

Raceway

Conduit	80%			2023	\$112,200	1		B
Conduit	20%			2033	**	1		B

Panelboards

Molded Case Bkrs	80%			2022	\$113,000	5	\$3,300	B
Molded Case Bkrs	20%			2031	**	5	\$800	B

Wiring

Braided Cloth	80%	2-4	\$127,000	2048	**	1		B
---------------	-----	-----	-----------	------	----	---	--	---

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	20%			2033	**	1		B
---------------	-----	--	--	------	----	---	--	---

Motor Controllers

Locally Mounted	100%			2021	\$249,400	5	\$1,000	B
-----------------	------	--	--	------	-----------	---	---------	---

Ground

Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

Stand-by Power

Transfer Switches

Automatic	100%			2021	\$11,300	1	\$47,600	B
-----------	------	--	--	------	----------	---	----------	---

Lighting

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2023	\$197,500	10	\$29,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	66%			2018	\$434,400	10	\$64,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	3%			2023	\$19,700	10	\$2,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Cfl - Compact Fluorescent Light Fixtures</i>							
Incandescent	1%			2018	\$6,600	2		B
<b>Egress Lighting</b>								
Emergency, Battery	20%			2023	\$9,200	10	\$5,100	B
Exit, Service	80%			2023	\$14,700	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$67,100	10	\$500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							D
Generic	40%			2023	\$222,000	1	\$23,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Entrance And Exit Points</i>							
	<i>Explanation : CCTV Surveillance System And 24 Hr Security Personnel</i>							
<b>Fire/Smoke Detection</b>								
No Component	50%							D
Generic	50%			2023	\$949,800	1-3	\$47,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights, Smoke Detectors And Manual Pull Station</i>							

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

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

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

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

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

**Asset # : 85**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	50%			2045	**	4	\$2,600	B
Steam Piping/Pump	50%	Now	\$8,800	2033	**	4	\$2,600	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Steam Valve Is Inoperable</i>								
Terminal Devices								
Convactor/Radiator	100%			2028	**	1	\$34,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	100%			2018		1	\$260,100	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,400	B
Exhaust Fans								
Interior	100%			2023		2	\$3,300	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
Sanitary Piping								
Cast Iron	100%	Now	\$5,500	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023		4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	**	1	\$6,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Bldg A</i>								
<i>Explanation : Located In Adjacent Bldg</i>								
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 1, 2, 3, 4, 5</i>								
<i>Explanation : Five Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2033	**	1-5	\$55,800	B

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

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

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

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

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Fire Suppression Sprinkler								
No Component	98%							D
Generic	2%			2033	* *	1-2	\$600	B

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

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

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

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  
**Program / Asset #** : HHC0003.050 / 87 **Yr Built/Renovated** : 1956 / 2009  
**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

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

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



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

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

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



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

**Asset # : 87**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$97,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$953,700	2048	**	5	\$9,500	A
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2026	**	10	\$6,200	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$5,700	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$14,800	C
Terrazzo	20%			LIFE	**	5	\$10,600	C
Vinyl Tile	40%	Now	\$269,500	2033	**	3	\$10,200	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	30%			2023		3	\$7,600	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$3,200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	C
Gypsum Board	25%			LIFE	**	5	\$9,600	C
Plaster	50%			LIFE	**	5	\$9,600	C
SGFT/Glazed Masonry	15%			LIFE	**			C

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

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

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

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

**Asset # : 87**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
Ceilings								
AcousTile,Adhered	10%			2021	\$42,600	5	\$6,800	B
AcousTileSusp.Lay-In	30%			2036	**	5	\$20,300	B
AcousTileSusp.Lay-In	25%			2028	**	5	\$17,000	B
Exposed Concrete	5%			LIFE	**	5	\$500	B
Metal Panel	5%			LIFE	**	5	\$4,200	B
Plaster	25%			LIFE	**	5	\$10,600	B
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2023	\$16,700	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$108,700	5	\$900	B
<b>Raceway</b>								
Conduit	80%			2023	\$27,700	1		B
Conduit	20%			2033	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	80%			2022	\$61,200	5	\$700	B
Molded Case Bkrs	20%			2031	**	5	\$200	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$24,900	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	70%			2021	\$7,600	5	\$200	B
Locally Mounted	30%			2028	**	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2028	**	1	\$10,600	B
<b>Lighting</b>								

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

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

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

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

**Asset # : 87**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2023	\$21,700	10	\$12,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	65%			2018	\$47,000	10	\$27,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	5%			2023	\$3,600	10	\$2,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Cfl (Compact Fluorescent Light Fixtures)</i>							
<b>Egress Lighting</b>								
Emergency, Service	45%			2023	\$3,500	1		B
Emergency, Battery	5%			2023	\$1,000	10	\$500	B
Exit, Service	50%			2023	\$3,900	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$7,200	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							D
Generic	40%			2023	\$49,400	1	\$5,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance Camera System</i>							
<b>Fire/Smoke Detection</b>								
No Component	60%							D
Generic	40%			2023	\$169,200	1-3	\$8,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>							

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

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

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

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

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

**Asset # : 87**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2031	**	4	\$1,300	B
Steam Piping/Pump	60%			2033	**	4	\$1,300	B
Terminal Devices								
Air Handler	10%	Now	\$29,000	2033	**	1	\$2,500	B
<i>Not in Service, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Room 5409</i>								
Air Handler	25%	Now	\$7,300	2023	\$72,600	1	\$6,300	B
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Convactor/Radiator	65%			2028	**	1	\$9,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	25%	Now	\$4,600	2023	\$45,700	1	\$4,700	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room, 1 Of 2 Defective Chiller Compressors</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Window/Wall Unit	75%			2018	\$83,000	1		B
Distribution								
Chilled Wtr Pipe/Pump	25%			2043	**	4	\$800	B
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	25%			2023	\$57,200	1	\$7,000	B
No Component	75%							D
Heat Rejection								
Water Cool Tower	25%			2027	**	2	\$11,400	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,300	B
Exhaust Fans								
Interior	100%			2023	\$59,500	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$4,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								

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

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

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

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

**Asset # : 87**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Galvanized Steel Throughout</i>						
		<i>Explanation : Piping Nearing End Of Useful Life</i>						
Sump Pump(s) Rigid Piping	100%			2031	**	4	\$2,000	B
Backflow Preventer Generic	100%			2031	**	1	\$2,800	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, 3, 4</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2033	**	1-5	\$23,700	B
Sprinkler No Component	95%							D
Generic	5%			2033	**	1-2	\$600	B

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

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

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

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  
**Program / Asset #** : HHC0004.040 / 2671 **Yr Built/Renovated** : 1954 / 2013  
**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	
<b>Total</b>		<b>\$335,300</b>	<b>\$55,800</b>
Priority A		\$150,100	\$55,800
Priority C		\$185,200	
<b>Total</b>		<b>\$335,300</b>	<b>\$55,800</b>

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
<b>Total</b>	<b>\$32,600</b>	<b>\$300</b>	<b>\$800</b>	<b>\$800</b>
Priority A	\$10,600			
Priority B	\$8,000	\$300	\$800	\$300
Priority C	\$14,100			\$500
<b>Total</b>	<b>\$32,600</b>	<b>\$300</b>	<b>\$800</b>	<b>\$800</b>



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

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

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

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

**Asset # : 2671**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$35,000	LIFE	**	5	\$10,000	A
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entrance</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Undergoing Construction / Repair - Not Currently In Operation</i>								
Metal Sect. OHD	20%			2029	**	5	\$7,800	A
Windows								
Aluminum	100%	Now	\$73,400	2049	**	5	\$700	A
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	Now	\$10,600	LIFE	**	5	\$1,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	50%	Now	\$41,700	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
Modified Bitumen	50%			2024		10	\$7,400	A
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$11,000	LIFE	**	5	\$15,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2033	**	5	\$400	C
Vinyl Tile	5%			2029	**	3	\$100	C

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2037	**	5	\$1,000	B
AcousTileSusp.Lay-In	5%			2029	**	5	\$400	B
Exposed Concrete	80%			LIFE	**	5-10	\$7,700	B
Plaster	5%			LIFE	**	5-10	\$700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tour Lieutenant Office</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	20%			2024	\$2,000	1		B
Under Construction	80%							D
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$600	5		B
Molded Case Bkrs	30%			2023	\$3,500	5	\$100	B
Under Construction	65%							D
<b>Wiring</b>								
Thermoplastic	20%			2024	\$2,000	1		B
Under Construction	80%							D
<b>Motor Controllers</b>								
Under Construction	100%							D
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	100%							D
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2024	\$5,400	10	\$900	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Under Construction	80%							D
<b>Egress Lighting</b>								
Under Construction	100%							D
<b>Exterior Lighting</b>								
Under Construction	100%							D

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

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

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



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

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

**Alarm**

Security System								
Under Construction	100%							D
Fire/Smoke Detection								
Under Construction	100%							D

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

**Heating**

Energy Source								
Campus Steam	100%			2034	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Power Plant</i>						
		<i>Explanation : Steam Comes From Adjacent Power Plant Building</i>						

**Distribution**

Steam Piping/Pump	100%			2034	**	4	\$300	B
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey - Mechanical Systems Extensively Damaged By Superstorm Sandy</i>						

**Terminal Devices**

Air Handler	40%			2024	\$13,200	1	\$1,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey</i>						
Convactor/Radiator	10%			2029	**	1	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey</i>						
Unit Heater-Stm/HW	50%			2024	\$19,700	4	\$400	B

**Air Conditioning**

Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	25%			2024	\$7,100	2	\$100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey</i>						
Window/Wall Unit	25%			2019	\$3,100	1		B
No Component	50%							D

**Ventilation**

Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$1,800	B
No Component	60%							D

**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  
CONEY ISLAND HOSPITAL AMBULANCE**

**Asset # : 2671**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
Water Heater								
Under Construction	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey</i>						
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Standpipe								
Under Construction	100%							D
Sprinkler								
Under Construction	100%							D
Fire Pump								
Under Construction	100%							D
Chemical System								
Under Construction	100%							D

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

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

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

Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : CONEY ISLAND HOSPITAL BLDG 6  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.060 / 67 **Yr Built/Renovated** : 1934 / 2013  
**Area Sq Ft** : 13,100 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 08-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7239 **Lot** : 1 **BIN** : 3337274

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$163,300</b>	<b>\$2,500</b>	<b>\$2,300</b>	<b>\$4,000</b>
Priority A	\$80,600			
Priority B	\$37,000	\$2,100	\$2,300	\$2,500
Priority C	\$45,700	\$400		\$1,400
<b>Total</b>	<b>\$163,300</b>	<b>\$2,500</b>	<b>\$2,300</b>	<b>\$4,000</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Copper/Terne	15%	0-2	\$99,300	2044	**			A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Told By Hospital Management That Building Is Scheduled To Be Demolished</i>							
Masonry: Brick	80%	Now	\$323,200	LIFE	**	5	\$23,100	A
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Corners</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Facade, West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : East Facade, West Facade</i>							
	<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Above Second Floor Windows</i>							
Masonry: Limestone	5%	0-2	\$18,900	LIFE	**	5	\$1,100	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Windows								
Metal Clad	50%	Now	\$154,100	2049	**	5	\$7,800	A
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Second Floor</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Steel	50%	Now	\$151,500	2049	**	5	\$15,500	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Copper/Terne	20%	4+	\$14,900	2044	**	5	\$2,000	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$42,900	LIFE	**	5	\$3,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Masonry: Limestone	5%	0-2	\$10,300	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	95%	Now	\$29,000	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineering Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	0-2	\$7,600	2024	\$38,000			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	0-2	\$2,000	2033	**	5	\$400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	2-4	\$11,100	LIFE	**	5	\$1,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	0-2	\$10,600	2024	\$52,900	3	\$2,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	35%	0-2	\$6,200	2029	**	3	\$2,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%			2034	**	3	\$1,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	15%	0-2	\$15,800	LIFE	**	5	\$2,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	85%	0-2	\$134,900	LIFE	**	5	\$7,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$3,700	2037	**	5	\$2,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Engineering Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engineering Office</i>								
Plaster	70%	0-2	\$44,500	LIFE	**	5	\$7,800	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$62,100	5	\$300	B
<b>Raceway</b>								
Conduit	90%			2024	\$17,900	1		B
Conduit	10%			2034	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$1,200	5		B
Fused Knife Sw	10%	2-4	\$2,400	2049	**	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fused Toggle Switch	10%	2-4	\$2,400	2049	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	30%			2023	\$7,100	5	\$100	B
Molded Case Bkrs	45%			2040	**	5	\$100	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$17,700	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2024	\$5,100	1		B
Thermoplastic	10%			2044	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	**	5	\$100	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2024	\$56,100	10	\$9,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$1,100	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Workshop</i>								
<b>Egress Lighting</b>								
Emergency, Battery	10%			2032	**	10	\$300	B
Emergency, Battery	40%			2019	\$2,000	10	\$1,100	B
Exit, Service	40%			2019	\$800	1		B
Exit, Service	10%			2032	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2019	\$4,700	10		B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$6,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2024	\$4,600	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2024	\$98,300	4	\$900	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%	Now	\$6,700	2022	\$133,000	1	\$3,400	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2032	**	1		B

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

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

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

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

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

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

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

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



Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : CONEY ISLAND HOSPITAL HAMMETT  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.020 / 89 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 74,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 09-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 7239 **Lot** : 1 **BIN** : 3337274

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

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



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL HAMMETT**  
**Asset # : 89**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2044	**	10	\$13,600	A
Masonry: Brick	80%	Now	\$650,100	LIFE	**	5	\$92,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$38,000	LIFE	**	5	\$4,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	0-2	\$9,500	2029	**	5	\$7,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$16,600	2044	**	5	\$10,900	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$2,500	A
Parapets								
Masonry: Brick	90%	Now	\$30,500	LIFE	**	5	\$4,400	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	0-2	\$3,000	LIFE	**	5	\$300	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%	Now	\$200	2029	**	5	\$800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL HAMMETT**  
**Asset # : 89**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Built-Up (BUR)	5%	0-2	\$10,700	2034	**			A	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Canopy</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Canopy</i>									
Built-Up (BUR)	30%	0-2	\$64,300	2034	**			A	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Penthouse</i>									
Built-Up (BUR)	50%			2029	**	10	\$19,000	A	
Modified Bitumen	10%			2034	**	10	\$3,800	A	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 5th Floor</i>									
Traffic Topping	5%	0-2	\$1,400	2024		\$13,700		A	
<i>Blisters, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	8%			LIFE	**	5	\$22,000	C	
Cast in Place Concrete	2%			LIFE	**	5	\$5,500	C	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	4%			2033	**	5	\$2,500	C	
Ceramic Tile	1%			2039	**	5	\$600	C	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	25%	0-2	\$15,600	2024		\$156,300	3	\$5,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	50%			2029	**	3	\$11,800	C	
Vinyl Tile	10%			2034	**	3	\$2,400	C	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	1%			2039	**	5	\$1,500	C	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	4%			2033	**	5	\$5,900	C	
Glass: Single Pane	5%			LIFE	**	5	\$11,100	C	
Gypsum Board	15%			LIFE	**	5-10	\$37,800	C	
Plaster	75%	Now	\$106,200	LIFE	**	5	\$33,300	C	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : 6th Floor And Bathrooms</i>									
<i>Explanation : Mold And Mildew Present</i>									

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL HAMMETT**  
**Asset # : 89**

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$16,700	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	75%			2024	\$58,200	5	\$1,200	B
Molded Case Bkrs	25%			2034	**	5	\$400	B
Raceway								
Conduit	70%			2024	\$49,900	1		B
Conduit	30%			2034	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$5,300	5	\$100	B
Molded Case Bkrs	60%			2023	\$31,800	5	\$1,000	B
Molded Case Bkrs	30%			2032	**	5	\$500	B
Wiring								
Braided Cloth	70%	2-4	\$56,900	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2034	**	1		B
Motor Controllers								
Locally Mounted	70%			2022	\$46,600	5	\$300	B
Locally Mounted	30%			2029	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$18,800	B

## Lighting

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL HAMMETT**  
**Asset # : 89**

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Campus Steam	100%			2024	\$6,600	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4th Floor Mechanical Equipment Room</i>						
		<i>Explanation : Steam Comes From Separate Power Plant Building</i>						
<b>Conversion Equipment</b>								
Heat Exchanger	40%			2020	\$4,300	1	\$8,300	B
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 4th Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Units</i>						
No Component	60%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Prv Station Located In Power Plant Building</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2032	**	4	\$1,200	B
Steam Piping/Pump	60%			2034	**	4	\$1,200	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Entire 1st Floor Is Undergoing Construction Due To Hurricane Sandy</i>						
		<i>Damage</i>						

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL HAMMETT**  
**Asset # : 89**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Terminal Devices								
Air Handler	20%			2024	\$21,600	1	\$5,200	B
Convactor/Radiator	40%			2029	**	1	\$5,400	B
Induction Unit	40%			2027	**	1	\$5,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2019	\$67,900	1	\$7,800	B
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>				
				<i>Location : 4th Floor Mech Room</i>				
Window/Wall Unit	40%			2019	\$41,100	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	40%			2034	**	4	\$800	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2024	\$67,900	1	\$10,400	B
No Component	60%							D
Heat Rejection								
Not Accessible	100%							D
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$14,900	B
No Component	60%							D
Exhaust Fans								
Interior	40%			2024	\$22,100	2	\$500	B
No Component	60%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$4,200	B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor - Room 150</i>				
				<i>Explanation : 2 Units</i>				
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL HAMMETT**  
**Asset # : 89**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Vertical Transport Elevators Gearless Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-6</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression Standpipe Generic	100%			2034	* *	1-5	\$21,200	B

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

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

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

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  
**Program / Asset #** : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 2013  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$8,766,000</b>	<b>\$10,728,400</b>
Priority A	\$3,477,400	\$1,061,200
Priority B	\$3,311,200	\$9,288,100
Priority C	\$1,977,500	\$379,000
<b>Total</b>	<b>\$8,766,000</b>	<b>\$10,728,400</b>

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



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

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

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$144,100	LIFE	**	5	\$107,100	A
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd And 5th Floor Sun Shade Cantilevers</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Underside Of All Sun Shade Cantilevers</i>								
Masonry: Brick	60%	Now	\$900,400	LIFE	**	5	\$257,100	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
Window Wall	35%			2050	**	5	\$562,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2049	**	5	\$221,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2039	**	10	\$28,200	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	0-2	\$610,900	LIFE	**	5	\$29,300	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 11th Floor Roof</i>								
<i>Explanation : Parapet Walls Were Replaced In 2006</i>								
Masonry: Limestone	10%	Now	\$104,500	LIFE	**	5	\$5,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%	0-2	\$37,600	2037	**	5	\$59,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
CONEY ISLAND HOSPITAL MAIN BLDG**

**Asset # : 88**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$928,500	2034	* *			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 11th Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To 11th Floor Mechanical Room</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 11th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 11th Floor</i>								
Copper/Terne	5%	0-2	\$42,000	2052	* *			A
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	15%	Now	\$428,200	2034	* *			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 8th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 8th Floor</i>								
Panel/Paver: Cer/Brk	2%	Now	\$3,200	2034	* *			A
<i>Vegetation Growth, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout Perimeter Of Paved Roof</i>								
Traffic Topping	8%	0-2	\$13,500	2024	\$135,400			A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$69,300	LIFE	**	5	\$95,500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement Loading Dock Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Space / Basement Loading Dock Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement Mechanical Space</i>								
<i>Explanation : Staining.</i>								
Ceramic Tile	5%	0-2	\$100,800	2033	**	5	\$21,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$72,500	2037	**	5	\$32,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Raised Access Floor	2%			2033	**	5	\$65,500	C
Terrazzo	3%	Now	\$81,700	LIFE	**	5	\$20,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	60%	0-2	\$1,040,500	2029	**	3	\$196,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2029	**	3	\$49,100	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : M R I / Radiology Suite</i>								
<i>Explanation : High Density Vinyl With Wood Grain Look</i>								
Wood	5%			2052	**	5	\$81,800	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Physical Therapy Suite</i>								
<i>Explanation : Oak Flooring</i>								
Interior Walls								
Ceramic Tile	6%			2033	**	5	\$57,100	C
Concrete Masonry Unit	15%	Now	\$112,700	LIFE	**	5	\$57,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room In Basement</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room Penthouse West Wall Shifted By Approx. 1.5 Inches At Base</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations In Basement Mechanical Room</i>								
Glass: Single Pane	2%			LIFE	**	5	\$28,600	C
Gypsum Board	15%			LIFE	**	5-10	\$242,700	C
Marble Panels	2%			LIFE	**	10	\$7,600	C
Plaster	35%			LIFE	**	5-10	\$283,100	C
SGFT/Glazed Masonry	25%			LIFE	**	10	\$119,000	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2029	**	5	\$109,100	B
AcousTileSusp.Lay-In	25%			2037	**	5	\$218,200	B
Exposed Concrete	5%			LIFE	**	5-10	\$54,500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Metal Panel	30%			LIFE	**	5	\$654,500	B
Plaster	30%	Now	\$93,800	LIFE	**	5	\$163,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 14th Floor Office, Radiology, Pediatrics</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$63,700	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch For Sections C &amp; D</i>								
Under Construction	50%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Water Damage Caused By Super Storm Sandy</i>								
<hr/>								
Transformers								
Dry Type	100%			2029	**	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480hv-208/120lv</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2024	\$201,900	5	\$1,600	B
Under Construction	50%							D
<hr/>								
Raceway								
Conduit	80%			2024	\$449,000	1		B
Under Construction	20%							D
<hr/>								
Panelboards								
Fused Disc Sw	10%			2023	\$56,500	5	\$1,400	B
Molded Case Bkrs	50%			2023	\$282,500	5	\$7,900	B
Molded Case Bkrs	10%			2049	**	5	\$1,600	B
Molded Case Bkrs	20%			2032	**	5	\$3,100	B
Under Construction	10%							D

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$381,000	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2034	**	1		B
Thermoplastic	10%			2054	**	1		B
Under Construction	10%							D
<b>Motor Controllers</b>								
Locally Mounted	5%			2022	\$53,200	5	\$200	B
Locally Mounted	5%			2037	**	5	\$200	B
Motor Control Center	45%			2022	\$478,900	5	\$7,300	B
Under Construction	45%							D
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	50%							D
Generic	50%			LIFE	**	5	\$8,700	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	30%			2037	**	1	\$54,800	B
Automatic	70%			2022	\$7,900	1	\$127,800	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2024	\$1,803,100	10	\$267,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	**	10	\$53,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout the Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	20%			2019	\$721,200	10	\$107,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	**	10	\$53,500	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Under Construction	10%							D
<b>Egress Lighting</b>								
Emergency, Service	40%			2024	\$40,300	1		B
Emergency, Service	10%			2034	**	1		B
Emergency, Battery	10%			2024	\$25,200	10	\$14,100	B
Exit, Service	30%			2019	\$30,200	1		B
Exit, Service	10%			2034	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2019	\$257,300	10	\$1,900	B

**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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$66,400	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2029	**	1-3	\$146,100	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2034	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
Conversion Equipment								
Heat Exchanger	70%			2027	**	1	\$202,400	B
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room</i>								
<i>Explanation : 6 Units</i>								
Pres. Reducing Valve/LP Steam	30%			2027	**	5	\$10,400	B
Distribution								
Hot Wtr Piping/Pump	70%			2032	**	4	\$30,200	B
<i>Not Insulated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Portions Of Piping In Mechanical Rooms</i>								
Steam Piping/Pump	30%	Now	\$72,600	2034	**	4	\$8,600	B
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vacuum Pump Is Leaking In Sub Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Portions Of Insulation Missing</i>								
Terminal Devices								
Air Handler	30%			2019	\$1,121,100	1	\$108,300	B
Convactor/Radiator	70%	Now	\$91,700	2029	**	1	\$118,900	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostatic Valves Need Repair Or Replacement</i>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	5%			2044	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Of New Wing</i>								
<i>Explanation : Chilled Water Supplied By Power Plant</i>								
Electricity	95%			2032	**	1		B

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	3%			2033	* *	1	\$19,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Units Serve Labor And Delivery</i>						
Centrifugal, Elec Chiller	2%			2020	\$37,400	1	\$12,600	B
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : On Extended Life / Serves Emergency Room</i>						
Int Pkg Unit - Cooling	10%			2018	\$892,600	2	\$3,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Many Units On Extended Life</i>						
Ext Pkg Unit - Cooling	20%			2024	\$639,900	2	\$7,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Split Systems</i>						
Window/Wall Unit	60%			2017	\$855,000	1		B
No Component	5%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	5%			2034	* *	4	\$1,400	B
No Component	95%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	5%			2024	\$139,800	1	\$18,100	B
No Component	95%							D
<b>Heat Rejection</b>								
Remote Air Cond	20%			2024	\$786,700	2	\$81,300	B
Water Cool Tower	10%			2018	\$189,000	2	\$58,700	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof / Serves Nuclear Medicine</i>						
No Component	70%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$514,900	B
<b>Exhaust Fans</b>								
Interior	90%			2019	\$689,600	2	\$16,200	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof	10%			2024	\$55,100	2	\$1,800	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		B

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

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

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

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

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

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

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

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



Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : CONEY ISLAND HOSPITAL POWER PLANT  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.030 / 90 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 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

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

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



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

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

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

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

**Asset # : 90**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$148,000	LIFE	**	5	\$14,100	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Metal Sect. OHD	10%	0-2	\$5,900	2029	**	5	\$2,400	A
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cracks</i>								
Windows								
Aluminum	25%	0-2	\$2,400	2040	**	5	\$200	A
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	75%	Now	\$87,100	2049	**	5	\$8,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	70%	Now	\$106,800	LIFE	**	5	\$5,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Rail	10%	0-2	\$800	2037	**	5	\$5,200	A
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	20%	0-2	\$2,500	2037	**	5	\$1,900	A
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face Of New Mechanical Area</i>								
<i>Explanation : Stucco Over Concrete Masonry Units</i>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	10%	0-2	\$4,300	2029	**			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	0-2	\$12,900	2024	\$129,100			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	40%	0-2	\$8,500	2029	**			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$80,100	2034	**			A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$119,600	LIFE	**	5	\$114,100	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$94,700	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2033	**	5	\$500	C
Vinyl Tile	3%			2024	\$6,800	3	\$300	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%	0-2	\$10,200	LIFE	**	5	\$500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$41,200	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
Exposed Concrete	100%	0-2	\$45,800	LIFE	**	5	\$3,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

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

**Asset # : 90**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2024	\$1,600	5		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 5000 Amps Main Disconnect Switch</i>							
Air Circuit Breaker	50%			2034	**	5		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 2500 Amps Main Disconnect Switch</i>							
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	70%			2034	**	5	\$200	B
Molded Case Bkrs	30%			2024	\$162,800	5	\$100	B
<b>Raceway</b>								
Conduit	80%			2024	\$382,900	1		B
Conduit	20%			2034	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$5,700	5		B
Molded Case Bkrs	50%			2023	\$28,300	5	\$100	B
Molded Case Bkrs	40%			2032	**	5	\$100	B
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$10,100	2049	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	40%			2034	**	1		B
Under Construction	20%							D
<b>Motor Controllers</b>								
Locally Mounted	20%			2029	**	5		B
Motor Control Center	60%			2022	\$18,200	5	\$200	B
Under Construction	20%							D
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$200	B
Generic	50%			LIFE	**	5	\$200	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	1	\$3,200	B
<b>Generators</b>								
Diesel	100%			2027	**	1	\$4,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Two 1200 Kw</i>							
<b>Batteries</b>								
Lead/Acid	50%			2017	\$300	5	\$200	B
Nickel Cadmium	50%			2017	\$300	5	\$1,100	B

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

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

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

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

**Asset # : 90**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	70%			2032	**	5	\$2,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Two 150 Gallons</i>						
Main Tank	30%			2039	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : One 8000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$2,800	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Work Shop</i>						
HID	50%			2019			\$200	B
Under Construction	30%							D
Egress Lighting								
Emergency, Service	50%			2024			\$1,300	B
Emergency, Service	10%			2029	**	1		B
Emergency, Battery	5%			2024			\$200	B
Exit, Service	35%			2024			\$900	B
Exterior Lighting								
HID	100%			2024			\$4,400	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2024			\$6,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil No 6	100%	Now	\$44,600	2054	**	5	\$2,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Under Construction At The Time Of Survey - Building Extensively Damaged By Superstorm Sandy</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$88,100	2044	**	1	\$13,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 3 Very Old Steam Boilers - Undergoing Construction At The Time Of Survey. Mobile Boiler Is On Site</i>						

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$126,300	2054	**	4	\$800	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Provides Steam To The Other Campus Buildings - Undergoing Construction At The Time Of Survey</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2024	\$270,900	1	\$4,900	B
Air Conditioning								
Energy Source								
Campus Steam	100%			2034	**	1		B
Conversion Equipment								
Absorption	100%			2029	**	1	\$16,500	B
Chiller/Direct Fire								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used</i>								
Heat Rejection								
Water Cool Tower	100%			2025	**	2	\$15,300	B
Ventilation								
Exhaust Fans								
Roof	70%			2024	\$10,100	2	\$300	B
Wall Unit	30%			2024	\$8,200	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$1,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Provides Hot Water To Adjacent Building</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$39,300	LIFE	**	1		B
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$25,300	LIFE	**	1		B
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
Sump Pump(s)								
Rigid Piping	100%	0-2	\$10,800	2034	**	4	\$1,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							B

## Fire Suppression

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

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

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

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

**Asset # : 90**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Fire Suppression								
Chemical System								
No Component	80%							D
Generic	20%			2019	\$5,100	1-3	\$9,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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

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

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

Print Date : 05-Sep-2013

**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

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

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



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL TOWER BUILDING**  
**Asset # : 14325**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
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	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Tower Building Entrance</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Room</i>									
<b>Interior</b>									
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	B	
Gypsum Board	70%			LIFE	**	5-10	\$354,400	B	
<b>Electrical</b>									
<b>System Component Type</b>		<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>									
Service Equipment									
Air Circuit Breaker	50%			2044	**	5	\$300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>									
Fused Disc Sw	50%			2044	**	5	\$200	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Amps Main Disconnect Switch For Emergency</i>									
Switchgear / Switchboard									
Air Circuit Breaker	100%			2044	**	5	\$500	B	
Raceway									
Conduit	100%			2044	**	1		B	

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

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

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

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

**Asset # : 14325**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$200	B
Molded Case Bkrs	90%			2040	**	5	\$2,400	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$30,800	B
Lighting								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$18,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Using T-5 Lamps</i>					
Fluorescent	80%			2029	**	10	\$72,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-8 Lamps</i>					
Egress Lighting								
Emergency, Service	58%			2029	**	1		B
Emergency, Battery	2%			2029	**	10	\$500	B
Exit, LED	40%			2052	**	1		B
Exterior Lighting								
HID	100%			2029	**	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$11,200	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2029	**	1-3	\$24,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2024	\$38,600	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Power Plant</i>					
			<i>Explanation : Steam Comes From Separate Power Plant Building</i>					

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

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

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

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

**Asset # : 14325**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	60%			2027	**	1	\$29,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Power Plant Building</i>							
	<i>Explanation : Located In Power Plant</i>							
Pres. Reducing Valve/LP Steam	40%			2033	**	5	\$2,300	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2040	**	4	\$4,400	B
Steam Piping/Pump	40%	Now	\$6,500	2050	**	4	\$1,900	B
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
<b>Terminal Devices</b>								
Air Handler	40%			2029	**	1	\$24,400	B
Fan Coil Unit/Heat	30%			2032	**	1	\$9,600	B
Induction Unit	30%			2033	**	1	\$9,600	B
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2050	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Power Plant Building</i>							
	<i>Explanation : Chilled Water Comes From Power Plant</i>							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$7,300	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	**	1	\$60,900	B
<b>Heat Rejection</b>								
Water Cool Tower	100%			2025	**	2	\$99,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Power Plant</i>							
	<i>Explanation : Power Plant Roof</i>							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$86,900	B
<b>Exhaust Fans</b>								
Roof	100%			2029	**	2	\$3,000	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2044	**	4	\$14,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor - Room 191</i>							
	<i>Explanation : 2 Units</i>							
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

**Asset # : 14325**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Gearless Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-8</i>					
		<i>Explanation : 5 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2050	* *	1-5	\$49,700 B
Sprinkler							
Generic	100%			2050	* *	1-2	\$27,600 B
Fire Pump							
Generic	100%			2037	* *	1	\$18,400 B
Chemical System							
No Component	80%						D
Generic	20%			2022	\$5,100	1-3	\$8,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : CUMBERLAND NFCC BLDG B  
**Address** : 100 NORTH PORTLAND AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0017.010 / 1003 **Yr Built/Renovated** : 1954 / 2001  
**Area Sq Ft** : 36,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 08-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2039 **Lot** : 101 **BIN** : 3251647

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$61,200</b>	<b>\$54,800</b>	<b>\$15,600</b>	<b>\$9,600</b>
Priority A	\$24,800			
Priority B	\$34,200	\$54,800	\$13,000	\$8,900
Priority C	\$2,200		\$2,600	\$700
<b>Total</b>	<b>\$61,200</b>	<b>\$54,800</b>	<b>\$15,600</b>	<b>\$9,600</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$285,300	LIFE	**	5	\$40,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Masonry: Marble	2%			LIFE	**	5	\$600	A
Windows								
Steel	100%	Now	\$660,500	2046	**	5	\$67,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$97,500	LIFE	**	5	\$7,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
Masonry: Marble	10%	Now	\$24,800	LIFE	**	5	\$1,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	100%	Now	\$196,500	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

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**  
**CUMBERLAND NFCC BLDG B**  
**Asset # : 1003**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
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%	Now	\$56,200	2031	**	3	\$2,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileSusp.Lay-In	13%			2026	**	5	\$4,900	B
AcousTileSusp.Lay-In	40%			2034	**	5	\$15,100	B
AcousTileSusp.Lay-In	2%	Now	\$5,200	2041	**	5	\$400	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B32</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Room B32</i>								
Exposed Concrete	15%			LIFE	**	5	\$900	B
Gypsum Board	30%			LIFE	**	5	\$14,100	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2021	\$3,200	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	90%			2021	\$41,900	5	\$700	B
Molded Case Bkrs	10%			2041	**	5	\$100	B
<b>Raceway</b>								
Conduit	90%			2021	\$22,800	1		B
Conduit	10%			2041	**	1		B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	20%			2037	**	5	\$200	B
Molded Case Bkrs	80%			2020	\$28,200	5	\$600	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$19,000	2046	**	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	30%			2041	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	80%			2034	**	5	\$200	B
Locally Mounted	20%			2019	\$4,300	5		B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	86%			2026	**	10	\$19,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2021	\$15,600	10	\$2,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	2%			2016	\$2,200	10		B
Incandescent	2%			2021	\$3,100	2		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026	**	10	\$3,000	B
Exit, Service	50%			2026	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2016	\$13,100	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2016	\$108,600	1	\$11,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV System Is Functional</i>						
<b>Fire/Smoke Detection</b>								
Generic	100%			2016	\$371,700	1-3	\$18,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Fire Alarm System Is Functional</i>						

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

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

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

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



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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2031	**	1		B
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam Supplied From Adjacent Building " C "</i>						
<hr/>								
Conversion Equipment								
Heat Exchanger	40%			2030	**	1	\$5,000	B
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 2 Units</i>						
<hr/>								
Pres. Reducing Valve/LP Steam	60%			2024	\$11,100	5	\$900	B
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 2 Units</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%			2029	**	4	\$700	B
Steam Piping/Pump	40%			2031	**	4	\$700	B
<hr/>								
Terminal Devices								
Air Handler	40%			2021	\$64,600	1	\$6,200	B
Convactor/Radiator	60%			2026	**	1	\$4,900	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	1		B
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2021	\$197,400	2	\$1,600	B
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	B
<hr/>								
Exhaust Fans								
Interior	100%			2021	\$33,100	2	\$800	B
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2021	\$9,300	4	\$2,500	B
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Fixtures								
Generic	100%							B
<hr/>								
<b>Vertical Transport</b>								

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

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

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

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

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Vertical Transport Elevators Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression Standpipe Generic	100%			2031	**	1-5	\$12,700	B

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

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

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

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  
**Program / Asset #** : HHC0017.020 / 2727 **Yr Built/Renovated** : 1967 / 2005  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$160,300</b>	<b>\$154,300</b>	<b>\$95,500</b>	<b>\$82,700</b>
Priority A	\$31,200	\$26,100		\$23,900
Priority B	\$126,000	\$128,300	\$84,300	\$58,800
Priority C	\$3,200		\$11,200	
<b>Total</b>	<b>\$160,300</b>	<b>\$154,300</b>	<b>\$95,500</b>	<b>\$82,700</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$130,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$48,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
Metal Panel	3%			2041	**	5-10	\$35,800	A
Granite Panels	2%			LIFE	**	5	\$2,600	A
Window Wall	5%			2041	**	5	\$32,600	A
<b>Windows</b>								
Aluminum	90%			2043	**	5	\$32,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$1,100	A
Metal Louvers	5%			2030	**	10	\$11,100	A
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	5	\$9,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	7%			2038	**	5-10	\$13,100	A
Pre-Cast Concrete	3%			LIFE	**	5	\$2,000	A
<b>Roof</b>								
Built-Up (BUR)	75%			2029	**	10	\$36,300	A
Plaza Roof: Stone Panels	25%	Now	\$31,200	2047	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Basement</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$27,900	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
<b>Interior Walls</b>								
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
SGFT/Glazed Masonry	15%			LIFE	**			C

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$26,700	2038	**	5	\$9,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacant Area On Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vacant Area On Fifth Floor</i>								
AcousTileSusp.Lay-In	50%			2026	**	5	\$63,900	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Near Room 041</i>								
Exposed Concrete	15%			LIFE	**	5	\$3,000	B
Metal Panel	10%			LIFE	**	5	\$16,000	B
Plaster	10%			LIFE	**	5	\$8,000	B
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2021	\$29,900	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2026	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 K V A Nameplate Rating</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2021	\$93,200	5	\$500	B
<b>Raceway</b>								
Conduit	90%			2021	\$98,400	1		B
Conduit	10%			2041	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	10%			2037	**	5	\$300	B
Molded Case Bkrs	90%			2020	\$84,700	5	\$2,300	B
<b>Wiring</b>								
Braided Cloth	65%	2-4	\$82,300	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2041	**	1		B
Thermoplastic	25%			2031	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	10%			2019	\$12,600	5	\$100	B
Locally Mounted	30%			2034	**	5	\$200	B
Motor Control Center	40%			2034	**	5	\$1,100	B
Motor Control Center	20%			2019	\$26,600	5	\$500	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,300	1	\$29,800	B
Generators								
Diesel	100%			2017	\$76,500	1	\$37,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Rated @ 200 K W</i>						
Batteries								
Lead/Acid	100%			2015	\$700	5	\$3,600	B
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	18%			2021	\$95,000	10	\$14,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	80%			2026	**	10	\$62,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	2%			2021	\$7,400	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Alarm								
Security System								
Generic	100%			2021	\$346,900	1	\$36,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV And Intrusion Alarm Systems Are Functional</i>						
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2016	\$712,500	1-3	\$35,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Fire Alarm System Is Functional</i>						

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

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**  
**CUMBERLAND NFCC BLDG C**  
**Asset # : 2727**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 6	100%			2031	**	5	\$26,400	B
Conversion Equipment								
Steam Boiler	100%	Now	\$12,300	2019	\$617,200	1	\$76,200	B
			<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : All 3 Water Feed Valves, Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$71,400	2029	**	4	\$3,000	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement &amp; Penthouse M E R</i>					
			<i>Damaged, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Make Up Tank In Boiler Room</i>					
Steam Piping/Pump	30%	Now	\$7,800	2031	**	4	\$1,300	B
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	40%			2021	\$218,800	1	\$21,200	B
Convactor/Radiator	50%			2026	**	1	\$13,800	B
Fan Coil Unit/Heat	10%			2021	\$151,900	1	\$2,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2024	\$232,500	1	\$78,600	B
Window/Wall Unit	5%			2016	\$10,400	1		B
No Component	10%							D
Distribution								
Chilled Wtr Pipe/Pump	85%	Now	\$37,900	2031	**	4	\$3,600	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
No Component	15%							D
Terminal Devices								
Air Handler/Cool/Ht	85%			2021	\$329,700	1	\$44,900	B
No Component	15%							D
Heat Rejection								
Water Cool Tower	85%			2015	\$222,800	2	\$73,000	B
No Component	15%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,600	B
Exhaust Fans								
Interior	80%			2021	\$50,400	2	\$2,100	B
Roof	20%			2021	\$16,100	2	\$500	B
<b>Plumbing</b>								

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Brass/Copper	60%			2031	**	1	B
Galv Iron/Steel	40%	0-2	\$2,400	2026	**	1	B
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>						
	<i>Location : Near Hot Water Converters In Basement</i>						
HW Heat Exchanger							
Low Temp	100%			2021	\$31,500	4	\$8,500 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B
Sump Pump(s)							
Submersible	100%			2015	\$6,500	4	\$2,000 B
Sewage Ejector(s)							
Electric	100%			2026	**	4	\$1,300 B
Backflow Preventer							
Generic	100%			2021	\$9,800	1	\$5,300 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : B-6</i>						
	<i>Explanation : 3 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2031	**	1-5	\$43,100 B
Sprinkler							
No Component	95%						D
Generic	5%	Now	\$1,200	2031	**	1-2	\$1,000 B
	<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
	<i>Location : Basement Hallway</i>						

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

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

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



Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$56,900</b>	<b>\$44,900</b>	<b>\$73,500</b>	<b>\$65,300</b>
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
<b>Total</b>	<b>\$56,900</b>	<b>\$44,900</b>	<b>\$73,500</b>	<b>\$65,300</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL AMBULATORY CARE - ZONE H**

**Asset # : 4132**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%			LIFE	**	5	\$52,400	A
Metal Panel	3%			2042	**	5-10	\$12,700	A
Window Wall	12%			2042	**	5	\$27,700	A
<b>Windows</b>								
Aluminum	95%			2038	**	5	\$14,000	A
Glass Block	3%			LIFE	**	5	\$300	A
Metal Louvers	2%			2031	**	10	\$1,800	A
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$6,600	A
Masonry: Limestone	5%			LIFE	**	5	\$400	A
<b>Roof</b>								
Metal Panel	5%			2035	**	10	\$6,800	A
Modified Bitumen	90%			2030	**	10	\$66,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2035	**	1		A
Sloped Glazing	3%			LIFE	**	5	\$29,600	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2021	\$33,600	3	\$10,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$11,900	C
Ceramic Tile	5%			2031	**	5	\$5,500	C
Terrazzo	5%			LIFE	**	5	\$4,300	C
Vinyl Tile	80%			2027	**	3	\$43,700	C
<b>Interior Walls</b>								
Ceramic Tile	3%			2031	**	5	\$14,700	C
Concrete Masonry Unit	7%			LIFE	**	5	\$13,700	C
Glass: Single Pane	3%			LIFE	**	5	\$11,000	C
Gypsum Board	87%			LIFE	**	5	\$256,300	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2035	**	5	\$76,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$13,600	B
Metal Panel	10%			LIFE	**	5	\$13,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2042	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2038	**	5	\$2,900	B
<b>Wiring</b>								
Thermoplastic	100%			2042	**	1		B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL AMBULATORY CARE - ZONE H**

**Asset # : 4132**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Motor Controllers								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2027	**	10	\$99,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 And Cfl Lamps</i>						
Egress Lighting								
Exit, Service	100%			2027	**	1		B
Exterior Lighting								
HID	50%			2027	**	10	\$200	B
No Component	50%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	**	1	\$20,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2027	**	1-3	\$34,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station And Alarm Bells</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$2,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Bldg</i>						
		<i>Explanation : Hot Water And Steam For Heating From Main Bldg</i>						
Steam Piping/Pump	50%			2042	**	4	\$2,700	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$33,500	B
Convactor/Radiator	50%			2035	**	1	\$17,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2020		1	\$26,500	B
No Component	90%							D

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL AMBULATORY CARE - ZONE H**

**Asset # : 4132**

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

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

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

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

Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : ELMHURST HOSPITAL STAFF HOUSE  
**Address** : 79-01 BROADWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0005.040 / 4112 **Yr Built/Renovated** : 1954 / 2005  
**Area Sq Ft** : 72,960 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 06-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,6,4,8,9  
**Block** : 1500 **Lot** : 2 **BIN** : 4437132

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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$68,100	A
Window Wall	10%	2-4	\$173,600	2042	**	5	\$14,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Solarium</i>								
<hr/>								
Windows								
Aluminum	40%			2044	**	5	\$7,200	A
Steel	60%	Now	\$660,300	2047	**	5	\$67,700	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
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
<hr/>								
Roof								
Modified Bitumen	100%			2027	**	10	\$23,400	A
<hr/>								
<b>Interior</b>								
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	25%			2030	**	3	\$6,600	C
<hr/>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,300	C
Fiberglass Panel	7%			LIFE	**			C
Glass: Single Pane	3%			LIFE	**	5	\$1,000	C
Gypsum Board	20%			LIFE	**	5	\$5,600	C
Gypsum Board	7%			LIFE	**	5	\$1,900	C
Plaster	38%			LIFE	**	5	\$5,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	25%			2027	**	5	\$13,200	B
AcousTileSusp.Lay-In	15%			2035	**	5	\$7,900	B
Exposed Concrete	25%			LIFE	**	5	\$2,100	B
Plaster	35%			LIFE	**	5	\$11,500	B

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

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

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	100%			2032	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Power Circuit Breaker Rated @ 2000 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	**	5	\$1,600	B
Raceway								
Conduit	80%			2022	\$57,000	1		B
Conduit	20%			2032	**	1		B
Panelboards								
Molded Case Bkrs	80%			2021	\$42,400	5	\$1,300	B
Molded Case Bkrs	20%			2030	**	5	\$300	B
Wiring								
Braided Cloth	80%	2-4	\$65,000	2047	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2032	**	1		B
Motor Controllers								
Locally Mounted	60%			2020	\$39,900	5	\$200	B
Locally Mounted	40%			2027	**	5	\$200	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2039	**	1	\$18,400	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2027	**	10	\$9,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	70%			2022	\$152,300	10	\$22,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2030	**	1		B
Exit, Service	50%			2022	\$3,000	1		B
Exterior Lighting								
Fluorescent	25%			2022	\$9,200	10	\$1,400	B
HID	25%			2022	\$6,500	10		B
No Component	50%							D
<b>Alarm</b>								

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Alarm</b>								
Security System Generic	100%			2027	**	1	\$22,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection Generic	100%			2027	**	1-3	\$38,000	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Distribution Steam Piping/Pump	100%			2032	**	4	\$2,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Pressure Reducing Valve Located In Main Bldg</i>								
<i>Explanation : Steam From Main Bldg</i>								
Terminal Devices Air Handler	10%			2022	\$22,500	1	\$2,200	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Convector/Radiator	90%			2027	**	1	\$10,300	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2030	**	1		B
<b>Conversion Equipment</b>								
Int Pkg Unit - Cooling	20%			2023	\$107,700	2	\$400	B
Ext Pkg Unit - Cooling	20%			2027	**	2	\$400	B
Window/Wall Unit	40%			2017	\$34,400	1		B
No Component	20%							D
<b>Heat Rejection</b>								
Remote Air Cond	20%			2027	**	2	\$4,900	B
No Component	80%							D
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,600	B
Exhaust Fans Interior	100%			2022	\$46,200	2	\$1,100	B
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2027	**	1		B
HW Heat Exchanger Low Temp	100%			2032	**	4	\$5,200	B
Sanitary Piping Cast Iron	100%			LIFE	**	1		B

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

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

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



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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : One In Each Wing 1 to 8</i>					
		<i>Explanation : Two Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2042	* *	1-5	\$18,400 B
Sprinkler							
No Component	90%						D
Generic	10%			2042	* *	1-2	\$1,000 B

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

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

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

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0005.010 / 68 **Yr Built/Renovated** : 1954 / 2005  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$4,135,400</b>	<b>\$20,589,500</b>
Priority A	\$1,723,000	\$1,407,500
Priority B	\$2,317,000	\$18,273,700
Priority C	\$95,400	\$908,200
<b>Total</b>	<b>\$4,135,400</b>	<b>\$20,589,500</b>

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$251,200	A
Masonry: Brick	45%			LIFE	**	5	\$226,100	A
Metal Panel	2%			2048	**	5-10	\$69,100	A
Window Wall	3%			2048	**	5	\$56,500	A
Windows								
Aluminum	92%			2044	**	5	\$245,400	A
Aluminum	5%	Now	\$669,700	2047	**	5	\$6,700	A
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout 6th Floor</i>					
Steel	3%	Now	\$487,700	2047	**	5	\$50,000	A
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Parapets								
Masonry: Brick	15%	Now	\$111,100	LIFE	**	5	\$8,000	A
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Five Story Wing Of Section D</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Five Story Wing Of Section D</i>					
			<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Over Penthouse Of Section C</i>					
Masonry: Brick	30%			LIFE	**	5	\$16,000	A
Masonry: Brick	40%			LIFE	**	5	\$21,300	A
Masonry: Limestone	5%	Now	\$33,200	LIFE	**	5	\$3,300	A
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping At Section D</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping At Section D</i>					
Metal Rail	8%			2035	**	5-10	\$76,900	A
Metal Rail	2%			2039	**	5-10	\$19,200	A

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$168,800	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Elevator Penthouse Over 12 Floor Of Section C And Generator Room Over F Section</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Generator Room</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Elevator Penthouse In Section C</i>								
Modified Bitumen	15%			2022	\$338,900	10	\$44,900	A
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th Floor Of Section D</i>								
Modified Bitumen	5%			2030	**	10	\$15,000	A
Modified Bitumen	20%			2027	**	10	\$59,900	A
Panel/Paver: Cer/Brk	5%			2022	\$205,600	10	\$20,000	A
Single Ply Membrane	13%			2027	**	10	\$38,900	A
Single Ply Membrane	30%			2027	**	10	\$89,900	A
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Sections A And B Facing South Side</i>								
Skylight, Metal/Glass	2%			2042	**	10	\$20,000	A
Interior								
Floors								
Cast in Place Concrete	10%			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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pediatric Emergency Room</i>								
<i>Explanation : Recent Installation</i>								
Terrazzo	5%			LIFE	**	5	\$40,500	C
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%			LIFE	**	5	\$45,200	C
Glass: Single Pane	5%			LIFE	**	5	\$42,400	C
Gypsum Board	25%			LIFE	**	5	\$169,600	C
Gypsum Board	5%			LIFE	**	5	\$33,900	C
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pediatric Emergency Wing</i>								
Gypsum Board	3%			LIFE	**	5	\$20,400	C
Gypsum Board	27%			LIFE	**	5	\$183,200	C
Plaster	15%			LIFE	**	5	\$50,900	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	B
AcousTileSusp.Lay-In	22%			2035	**	5	\$228,100	B
AcousTileSusp.Lay-In	5%			2042	**	5	\$51,800	B
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pediatric Emergency Room</i>								
AcousTileSusp.Lay-In	23%			2039	**	5	\$238,500	B
Exposed Concrete	5%			LIFE	**	5	\$8,100	B
Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	5%			LIFE	**	5	\$64,800	B
Plaster	15%			LIFE	**	5	\$97,200	B
<b>Electrical</b>								
		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2022	\$79,600	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms ( 41st Street And Baxter / Broadway )</i>								
<i>Explanation : Main Service Switches Rated @ 2-4000 Amperes</i>								
Fused Disc Sw	50%			2042	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room ( F-plant )</i>								
<i>Explanation : Main Service Switches Rated @ 1-2000 Amperes And 2-1600 Amperes</i>								
Transformers								
Dry Type	50%			2039	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 41st Street Electrical Room</i>								
<i>Explanation : Rated @ 225 Kva</i>								
Dry Type	50%			2020	\$7,300	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Baxter / Broadway Electrical Room</i>								
<i>Explanation : Rated @ 400 Kva</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2022	\$248,500	5	\$1,800	B
Air Circuit Breaker	5%			2048	**	5	\$200	B
Fused Disc Sw	45%			2042	**	5	\$1,400	B
Raceway								
Busway	10%			2020	\$70,200	1		B
Conduit	40%			2022	\$280,600	1		B
Conduit	50%			2042	**	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$70,600	5	\$1,600	B
Molded Case Bkrs	50%			2021	\$353,100	5	\$9,300	B
Molded Case Bkrs	40%			2038	**	5	\$7,500	B

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

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$238,100	2047	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Section Of The Building</i>							
Busway	10%			2020	\$79,400	1		B
Thermoplastic	60%			2042	**	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$266,100	5	\$900	B
Motor Control Center	40%			2020	\$532,100	5	\$7,700	B
Motor Control Center	40%			2035	**	5	\$7,700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,400	B
Stand-by Power								
Transfer Switches								
Automatic	75%			2039	**	1	\$162,700	B
Automatic	25%			2020	\$2,800	1	\$54,200	B
Generators								
Diesel	50%			2035	**	1	\$136,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room ( F- Plant )</i>							
	<i>Explanation : 1-1500 Kw And 3-600 Kw</i>							
Diesel	50%			2018	\$38,200	1	\$136,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Rooms ( 41st Street And Baxter / Broadway)</i>							
	<i>Explanation : Rated @ 2-350 Kw And 1-400 Kw</i>							
Batteries								
Lead/Acid	75%			2017	\$500	5	\$19,500	B
Nickel Cadmium	25%			2015	\$200	5	\$39,200	B
Fuel Storage								
Day Tank	25%			2021	\$15,000	5	\$32,100	B
Day Tank	25%			2044	**	5	\$32,100	B
Main Tank	25%			2025	**	5	\$5,100	B
Main Tank	25%			2057	**	5	\$5,100	B
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$2,142,000	10	\$317,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	47%			2030	**	10	\$298,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : New Building</i>							
	<i>Explanation : T-8 And Cfl</i>							
HID	1%			2022	\$30,100	10	\$200	B
Incandescent	2%			2017	\$85,700	2	\$300	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	40%			2022	\$47,900	1		B
Emergency, Battery	10%			2022	\$29,900	10	\$16,700	B
Exit, Service	50%			2022	\$59,900	1		B
Exterior Lighting								
HID	100%			2022	\$305,700	10	\$2,200	B
<b>Alarm</b>								
Security System								
No Component	50%							D
Generic	25%			2027	**	1	\$65,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Inside And Outside The Building</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Generic	25%			2027	**	1	\$65,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Exit Points</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$446,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Pull Station, Strobe Lights, Alarm Bells And Smoke Detectors</i>					
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil	25%			2052	**	5	\$53,700	B
			<i>No. 6 Fuel Oil, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 - 25,000 Gallon Buried Tanks</i>					
Interruptible Gas/Dual Fuel	75%			2042	**	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil</i>					
Conversion Equipment								
Heat Exchanger	10%			2025	**	1	\$34,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 2 Sets Of Duplex Heat Exchangers Serving Reheat System</i>					
Steam Boiler	90%	Now	\$721,500	2027	**	1	\$556,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 4 Boilers, 3 Dual Fuel Boilers Will Only Operate In The Gas Mode / 1 Boiler Using #6 Fuel Needs Tubes</i>					

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2030	**	4	\$6,800	B
Steam Piping/Pump	80%	Now	\$459,900	2032	**	4	\$27,400	B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Return Lines</i>								
Terminal Devices								
Air Handler	25%			2022	\$1,109,900	1	\$107,200	B
Convactor/Radiator	50%			2027	**	1	\$112,100	B
Fan Coil Unit/Heat	25%			2022	\$3,082,200	1	\$56,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2031	**	1	\$562,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Chillers</i>								
Ext Pkg Unit - Cooling	20%			2022	\$760,200	2	\$8,600	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2017	\$84,600	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$34,200	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2022	\$2,797,900	1	\$343,200	B
Fan Coil - Cooling	20%			2027	**	1	\$44,800	B
Heat Rejection								
Remote Air Cond	20%			2022	\$983,700	2	\$96,600	B
Water Cool Tower	75%	Now	\$354,500	2023	\$1,772,600	2	\$418,300	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sand Filter System Serving Cooling Tower</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cooling Tower</i>								
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$386,300	B
Exhaust Fans								
Interior	20%			2022	\$182,100	2	\$4,300	B
Roof	80%			2022	\$523,800	2	\$17,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2042	**	1		B
Galv Iron/Steel	20%			2020	\$491,900	1		B

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

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Oil Fired	100%			2021	\$255,500	1	\$20,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 - Oil Fired Water Heaters Serve Emergency Decontamination Showers</i>								
HW Heat Exchanger Low Temp	100%			2022	\$255,500	4	\$68,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Both Tank System And Instantaneous System In Place</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2022	\$10,800	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%			2022	\$10,800	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Generic	100%			2030	* *	1	\$42,800	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Gearless Traction	95%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : A,B,C,D,E,F Serves All Floors</i>								
<i>Explanation : Eleven Units</i>								
Hydraulic	5%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : Two Units,For Freight</i>								
Fire Suppression								
Standpipe Generic	100%			2042	* *	1-5	\$362,900	B
Sprinkler No Component	15%							D
Generic	85%			2042	* *	1-2	\$165,200	B

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Fire Suppression Fire Pump Generic	100%			2031	* *	1	\$129,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Fire Pump Room</i> <i>Explanation : 1 Pump Serves Sprinklers / 1 Pump Serves Stand Pipe System</i>								

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

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

Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG A  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.010 / 114 **Yr Built/Renovated** : 1936 / 2008  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$25,800</b>	<b>\$33,300</b>	<b>\$26,700</b>	<b>\$42,600</b>
Priority A	\$7,100	\$600		
Priority B	\$18,700	\$27,400	\$21,300	\$42,600
Priority C		\$5,400	\$5,400	
<b>Total</b>	<b>\$25,800</b>	<b>\$33,300</b>	<b>\$26,700</b>	<b>\$42,600</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG A**

**Asset # : 114**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	4%	Now	\$77,700	LIFE	* *	5	\$28,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Balconies</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Balconies</i>								
Masonry: Brick	88%			LIFE	* *	5	\$127,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	* *	5	\$3,200	A
Metal Panel	3%	Now	\$7,100	2033	* *	5	\$8,100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Railing At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Railing At Balconies</i>								
Marble Panels	2%			LIFE	* *	5	\$2,200	A
<b>Windows</b>								
Bronze/Brass	97%	Now	\$173,200	2039	* *	5	\$9,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	* *	10	\$600	A
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	* *	5	\$7,400	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	* *	5	\$1,200	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	10%			2049	* *	5	\$3,600	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coipng</i>								
<b>Roof</b>								
Cast in Place Concrete	10%			LIFE	* *			A
Modified Bitumen	80%			2031	* *	10	\$58,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	10%			2031	* *	10	\$7,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								

**Interior**

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG A**

**Asset # : 114**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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	C
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2036	**	5	\$21,400	B
Exposed Concrete	15%			LIFE	**	5	\$2,000	B
Plaster	60%			LIFE	**	5	\$32,200	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$29,900	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector No Available Ratings</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$93,200	5	\$2,200	B
<b>Raceway</b>								
Conduit	100%			2023	\$109,300	1		B
<b>Panelboards</b>								
Molded Case Bkrs	80%			2031	**	5	\$1,800	B
Molded Case Bkrs	20%			2022	\$18,800	5	\$400	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$101,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	**	5	\$600	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,200	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2028	**	1	\$12,800	B
Automatic	50%			2021	\$5,600	1	\$12,800	B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG A**

**Asset # : 114**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2028	* *	10	\$10,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	80%			2023	\$283,400	10	\$42,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Exit, LED	50%			2051	* *	1		B
Exit, Service	50%			2018	\$5,000	1		B
Exterior Lighting HID	100%			2018	\$36,100	10	\$300	B
<b>Alarm</b>								
Security System No Component	70%							D
Generic	30%			2023	\$89,600	1	\$9,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection No Component	70%							D
Generic	30%			2023	\$306,700	1-3	\$15,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$4,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant</i>								
Terminal Devices Convactor/Radiator	100%			2028	* *	1	\$18,500	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2039	* *	1		B
Conversion Equipment Window/Wall Unit	80%			2021	\$112,000	1		B
No Component	20%							D
<b>Ventilation</b>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG A**

**Asset # : 114**

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

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

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

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

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  
**Program / Asset #** : HHC0006.020 / 115 **Yr Built/Renovated** : 1936 / 2008  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$28,200</b>	<b>\$29,600</b>	<b>\$35,800</b>	<b>\$64,500</b>
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
<b>Total</b>	<b>\$28,200</b>	<b>\$29,600</b>	<b>\$35,800</b>	<b>\$64,500</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG B**

**Asset # : 115**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	4%	Now	\$81,500	LIFE	* *	5	\$30,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Balconies</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Balconies</i>								
Masonry: Brick	88%			LIFE	* *	5	\$133,200	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	* *	5	\$3,400	A
Metal Panel	3%	Now	\$7,500	2033	* *	5	\$8,500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Railing At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Railing At Balconies</i>								
Marble Panels	2%			LIFE	* *	5	\$2,300	A
<b>Windows</b>								
Bronze/Brass	97%	Now	\$181,800	2039	* *	5	\$10,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	* *	10	\$600	A
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	* *	5	\$7,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	* *	5	\$1,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	5%			2049	* *	5	\$1,900	A
<b>Roof</b>								
Cast in Place Concrete	10%			LIFE	* *			A
Modified Bitumen	80%			2031	* *	10	\$60,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	10%			2031	* *	10	\$7,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								

**Interior**

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG B**

**Asset # : 115**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Near Elevator Bank</i>								
<i>Explanation : 9x9 Units</i>								
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%			2028	**	5	\$31,500	B
AcousTileSusp.Lay-In	20%			2036	**	5	\$18,000	B
Exposed Concrete	10%			LIFE	**	5	\$1,400	B
Gypsum Board	5%			LIFE	**	5	\$5,600	B
Plaster	30%			LIFE	**	5	\$16,900	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$29,900	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Protectors Rated @ 1200 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$93,200	5	\$2,300	B
<b>Raceway</b>								
Conduit	100%			2023	\$109,300	1		B
<b>Panelboards</b>								
Molded Case Bkrs	70%			2031	**	5	\$1,600	B
Molded Case Bkrs	30%			2022	\$28,200	5	\$700	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$88,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2043	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2021	\$116,400	5	\$600	B

Ground

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG B**

**Asset # : 115**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible, Covered With Insulation</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	30%			2021	\$3,400	1	\$8,100	B
Automatic	70%			2036	**	1	\$18,800	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2028	**	10	\$16,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2023	\$260,200	10	\$38,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	10%			2023	\$2,600	10	\$1,500	B
Exit, LED	60%			2051	**	1		B
Exit, Service	30%			2018	\$3,100	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$37,900	10	\$300	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$94,000	1	\$9,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	60%							D
Generic	40%			2023	\$429,100	1-3	\$21,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>								

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

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**  
**GOLDWATER MEMORIAL HOSPITAL BLDG B**

**Asset # : 115**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	**	4	\$4,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant</i>								
Terminal Devices								
Convactor/Radiator	100%			2028	**	1	\$19,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2024	\$46,000	2	\$200	B
Window/Wall Unit	80%			2018	\$117,500	1		B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,500	B
Exhaust Fans								
Interior	100%			2023	\$79,000	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Through 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$31,500	B
Sprinkler								
No Component	98%							D
Generic	2%			2033	**	1-2	\$300	B

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

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

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

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  
**Program / Asset #** : HHC0006.030 / 116 **Yr Built/Renovated** : 1936 / 2008  
**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

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

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



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG C**

**Asset # : 116**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$81,500	LIFE	**	5	\$30,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Balconies</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
Masonry: Brick	88%	Now	\$933,400	LIFE	**	5	\$133,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse, Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%			LIFE	**	5	\$3,400	A
Metal Panel	3%	Now	\$7,500	2033	**	5	\$8,500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Railing At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Railing At Balconies</i>								
Marble Panels	2%			LIFE	**	5	\$2,300	A
Windows								
Bronze/Brass	97%	Now	\$181,800	2039	**	5	\$10,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	**	10	\$600	A

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**  
**GOLDWATER MEMORIAL HOSPITAL BLDG C**

**Asset # : 116**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	85%	Now	\$173,000	LIFE	**	5	\$8,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	13%	Now	\$31,700	LIFE	**	5	\$1,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Coping</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Coping</i>								
Metal Panel	2%			2043	**	5	\$800	A
Roof								
Cast in Place Concrete	10%			LIFE	**			A
IRMA/Protected Membrane	80%	Now	\$590,800	2033	**			A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	10%			2023	\$28,200	10	\$7,600	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$29,500	C
Ceramic Tile	5%			2032	**	5	\$4,500	C
Vinyl Tile	30%			2028	**	3	\$10,100	C
Vinyl Tile	50%			2023	\$446,900	3	\$16,900	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,600	C
Glass: Single Pane	5%			LIFE	**	5	\$7,900	C
Gypsum Board	5%			LIFE	**	5	\$6,400	C
Gypsum Board	10%			LIFE	**	5	\$12,700	C
Masonry: Brick	5%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$31,800	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$63,000	B
Exposed Concrete	10%			LIFE	**	5	\$1,400	B
Plaster	20%			LIFE	**	5	\$11,200	B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG C**

**Asset # : 116**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2023	\$29,900	5	\$2,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2 Main Service Protectors Rated @ 2000 Amperes Each</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$93,200	5	\$2,300	B
Raceway								
Conduit	100%			2023	\$109,300	1		B
Panelboards								
Molded Case Bkrs	60%			2022	\$56,500	5	\$1,400	B
Molded Case Bkrs	40%			2031	**	5	\$900	B
Wiring								
Braided Cloth	60%	2-4	\$76,000	2048	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	40%			2033	**	1		B
Motor Controllers								
Locally Mounted	50%			2028	**	5	\$300	B
Locally Mounted	50%			2021	\$58,200	5	\$300	B
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	**	5	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Hallway</i>							
	<i>Explanation : Corroded And Connected To Main Water Pipe</i>							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	60%			2028	**	1	\$16,100	B
Automatic	40%			2021	\$4,500	1	\$10,800	B
Generators								
Diesel	75%			2032	**	1	\$25,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 300 Kw And 400 Kw Onan Cummims Genset</i>							
Diesel	25%			2019	\$19,100	1	\$8,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 100 Kw Caterpillar Genset</i>							
Batteries								
Nickel Cadmium	75%			2018	\$500	5	\$14,600	B
Nickel Cadmium	25%			2015	\$200	5	\$4,900	B

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

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

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



**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG C**

**Asset # : 116**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	**	5	\$5,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 110 Gallons Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2028	**	10	\$16,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2023	\$260,200	10	\$38,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	10%			2028	**	10	\$1,500	B
Exit, LED	50%			2051	**	1		B
Exit, Service	40%			2023	\$4,200	1		B
Exterior Lighting								
HID	100%			2023	\$37,900	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$94,000	1	\$9,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$321,800	1-3	\$16,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations</i>								

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

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  
GOLDWATER MEMORIAL HOSPITAL BLDG C**

**Asset # : 116**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	95%			2031	**	4	\$4,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant</i>								
Steam Piping/Pump	5%			2033	**	4	\$100	B
Terminal Devices								
Air Handler	15%			2023	\$57,800	1	\$5,600	B
Convactor/Radiator	80%			2028	**	1	\$15,600	B
Fan Coil Unit/Heat	5%			2023	\$53,500	1	\$1,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2021	\$46,000	2	\$200	B
Window/Wall Unit	80%			2018	\$117,500	1		B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,500	B
Exhaust Fans								
Interior	100%			2023	\$79,000	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement through 4th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$31,500	B
Sprinkler								
No Component	98%							D
Generic	2%			2033	**	1-2	\$300	B

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

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

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

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  
**Program / Asset #** : HHC0006.040 / 93 **Yr Built/Renovated** : 1936 / 2007  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$46,000</b>	<b>\$26,800</b>	<b>\$33,700</b>	<b>\$63,500</b>
Priority A	\$23,000	\$600		\$8,100
Priority B	\$23,000	\$20,800	\$22,800	\$55,400
Priority C		\$5,400	\$10,900	
<b>Total</b>	<b>\$46,000</b>	<b>\$26,800</b>	<b>\$33,700</b>	<b>\$63,500</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG D**

**Asset # : 93**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$97,100	LIFE	**	5	\$36,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Balcony At East Facade</i>								
Masonry: Brick	85%			LIFE	**	5	\$122,700	A
Masonry: Limestone	3%			LIFE	**	5	\$3,200	A
Metal Panel	2%	Now	\$4,800	2033	**	5	\$5,400	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Railing At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Railing At Balconies</i>								
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
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	**	10	\$600	A
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$7,900	A
Masonry: Limestone	15%			LIFE	**	5	\$1,800	A
Roof								
Cast in Place Concrete	10%	Now	\$18,200	LIFE	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramp Over Basement</i>								
Modified Bitumen	75%			2031	**	10	\$54,400	A
Single Ply Membrane	10%			2023	\$26,900	10	\$7,300	A
Sloped Glazing	5%			LIFE	**	5	\$48,400	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,800	C
Ceramic Tile	5%			2032	**	5	\$4,300	C
Vinyl Tile	35%			2023	\$298,100	3	\$11,300	C
Vinyl Tile	45%			2028	**	3	\$14,500	C
Vinyl Tile	5%			2031	**	3	\$1,600	C

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG D**

**Asset # : 93**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Interior Walls</b>									
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	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	30%			2028	**	5	\$25,700	B	
AcousTileSusp.Lay-In	5%			2040	**	5	\$4,300	B	
AcousTileSusp.Lay-In	10%			2036	**	5	\$8,600	B	
Exposed Concrete	10%			LIFE	**	5	\$1,300	B	
Plaster	45%			LIFE	**	5	\$24,100	B	
<b>Electrical</b>									
<b>System Component Type</b>		<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>									
<b>Switchgear / Switchboard</b>									
Molded Case Bkrs	100%			2023		\$93,200	5	\$2,200	B
<b>Raceway</b>									
Conduit	100%			2023		\$109,300	1		B
<b>Panelboards</b>									
Molded Case Bkrs	100%			2022		\$94,200	5	\$2,200	B
<b>Wiring</b>									
Braided Cloth	60%	2-4	\$76,000	2048	**	1			B
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
			<i>Location : Throughout The Building</i>						
Thermoplastic	40%			2033	**	1			B
<b>Motor Controllers</b>									
Locally Mounted	100%			2021		\$116,400	5	\$600	B
<b>Ground</b>									
<b>Grounding Devices</b>									
Generic	100%			LIFE	**	5	\$1,200		B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
			<i>Location : Basement</i>						
			<i>Explanation : Connected To Main Water Pipe</i>						
<b>Stand-by Power</b>									
<b>Transfer Switches</b>									
Automatic	50%			2021		\$5,600	1	\$12,800	B
Automatic	50%			2036	**	1	\$12,800		B
<b>Lighting</b>									

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG D**

**Asset # : 93**

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

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

**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.*

*Maintenance \$ are aggregated over a 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**  
**GOLDWATER MEMORIAL HOSPITAL BLDG D**

**Asset # : 93**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2031	* *	1	B
Conversion Equipment							
Window/Wall Unit	100%			2018	\$140,000	1	B
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,900 B
Exhaust Fans							
Interior	100%			2023	\$75,300	2	\$1,800 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	* *	1	B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2023	\$10,800	4	\$2,000 B
Sewage Ejector(s)							
Compressed Air	100%			2023	\$27,700	4	\$2,000 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Through 4th Floor</i>					
		<i>Explanation : Two Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2033	* *	1-5	\$30,000 B
Sprinkler							
No Component	95%						D
Generic	5%			2033	* *	1-2	\$800 B

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

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

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

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  
**Program / Asset #** : HHC0006.050 / 94 **Yr Built/Renovated** : 1936 / 2008  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$78,900</b>	<b>\$63,000</b>	<b>\$65,600</b>	<b>\$83,700</b>
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
<b>Total</b>	<b>\$78,900</b>	<b>\$63,000</b>	<b>\$65,600</b>	<b>\$83,700</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG E**

**Asset # : 94**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,000	A
Masonry: Brick	86%	Now	\$670,200	LIFE	**	5	\$191,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse, Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse, North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Masonry: Granite	2%	Now	\$62,600	LIFE	**	5	\$3,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance Ramp</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance Ramp</i>								
Masonry: Limestone	5%	Now	\$291,300	LIFE	**	5	\$8,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse, Horizontal Bands</i>								
Marble Panels	2%			LIFE	**	5	\$3,300	A
Windows								
Aluminum	5%			2039	**	5	\$200	A
Bronze/Brass	92%	Now	\$247,800	2039	**	5	\$14,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	**	10	\$900	A

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**  
**GOLDWATER MEMORIAL HOSPITAL BLDG E**

**Asset # : 94**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	6%			LIFE	**	5	\$600	A
Masonry: Brick	80%	Now	\$156,100	LIFE	**	5	\$7,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$23,400	LIFE	**	5	\$1,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	2%			2028	**	5-10	\$3,400	A
Pre-Cast Concrete	2%			LIFE	**	5	\$1,200	A
Roof								
Built-Up (BUR)	85%	Now	\$349,500	2033	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First And Fifth Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Accounts Payable Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%			2031	**	10	\$3,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Connecting Corridor To C Building</i>								
Single Ply Membrane	10%			2031	**	10	\$7,300	A
Interior								
Floors								
Carpet	5%			2022		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		3	\$18,100	C
Vinyl Tile	10%			2018		3	\$6,000	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors Near Elevator Bank</i>								
<i>Explanation : 9x9 Units</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG E**

**Asset # : 94**

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

Interior

Interior Walls

Ceramic Tile	5%			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	B
Exposed Concrete	10%			LIFE	**	5	\$1,900	B
Gypsum Board	5%			LIFE	**	5	\$7,500	B
Plaster	55%			LIFE	**	5	\$41,500	B
Plaster	5%	Now	\$10,800	LIFE	**	5	\$3,800	B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Accounts Payable Area*

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Accounts Payable Area*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2023	\$31,800	5	\$600	B
---------------------	------	--	--	------	----------	---	-------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Protector Rated @ 4000 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	90%			2023	\$83,900	5	\$2,800	B
Molded Case Bkrs	10%			2043	**	5	\$300	B

Raceway

Conduit	90%			2023	\$98,400	1		B
Conduit	10%			2043	**	1		B

Panelboards

Molded Case Bkrs	25%			2022	\$29,400	5	\$800	B
Molded Case Bkrs	70%			2031	**	5	\$2,200	B
Molded Case Bkrs	5%			2039	**	5	\$200	B

Wiring

Braided Cloth	50%	2-4	\$63,300	2048	**	1		B
---------------	-----	-----	----------	------	----	---	--	---

*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*

Thermoplastic	40%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B

Motor Controllers

Locally Mounted	100%			2021	\$182,900	5	\$800	B
-----------------	------	--	--	------	-----------	---	-------	---

Ground

Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG E**

**Asset # : 94**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Transfer Switches								
Automatic	75%			2021	\$8,500	1	\$27,100	B
Automatic	25%			2036	**	1	\$9,000	B
Lighting								
Interior Lighting								
Fluorescent	30%			2028	**	10	\$22,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	70%			2023	\$349,100	10	\$51,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2023	\$7,000	10	\$3,900	B
Exit, LED	30%			2051	**	1		B
Exit, Service	50%			2023	\$7,000	1		B
Exterior Lighting								
HID	100%			2023	\$50,900	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$126,100	1	\$13,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2023	\$863,600	1-3	\$43,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detector, Manual Pull Station And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2033	**	1		B
Distribution								
Hot Wtr Piping/Pump	90%			2031	**	4	\$5,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Plant</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>								
Steam Piping/Pump	10%			2033	**	4	\$400	B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG E**

**Asset # : 94**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler	10%			2018	\$51,700	1	\$5,000	B
Convactor/Radiator	90%			2028	* *	1	\$23,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2023	\$32,500	1	\$3,700	B
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Equipment Room</i>				
Window/Wall Unit	90%			2018	\$177,400	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	10%			2043	* *	4	\$600	B
No Component	90%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	10%			2023	\$40,700	1	\$5,000	B
No Component	90%							D
<b>Heat Rejection</b>								
Air Condenser Unit	10%			2028	* *	2	\$5,600	B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,000	B
<b>Exhaust Fans</b>								
Interior	90%			2018	\$95,400	2	\$2,200	B
Roof	10%			2023	\$7,600	2	\$300	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
<b>HW Heat Exchanger</b>								
Low Temp	80%			2033	* *	4	\$6,400	B
Low Temp	20%	0-2	\$300	2033	* *	4	\$1,600	B
				<i>Damaged, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement Mechanical Equipment Room, 1 Of 3 Tanks Ruptured Interior Lining</i>				
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2023	\$10,800	4	\$2,000	B
<b>Sewage Ejector(s)</b>								
Compressed Air	100%			2023	\$27,700	4	\$2,000	B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG E**

**Asset # : 94**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Geared Traction	50%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Through 5th Floor</i>					
		<i>Explanation : Two Passenger Units</i>					
Hydraulic	50%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Through 3rd Floor</i>					
		<i>Explanation : Two Freight Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2033	* *	1-5	\$42,200 B
Sprinkler							
No Component	90%						D
Generic	10%			2033	* *	1-2	\$2,300 B

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

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

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

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  
**Program / Asset #** : HHC0006.060 / 95 **Yr Built/Renovated** : 1936 / 2008  
**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** :

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$25,900</b>	<b>\$4,400</b>	<b>\$9,500</b>	<b>\$25,400</b>
Priority A				
Priority B	\$25,900	\$2,800	\$4,900	\$25,400
Priority C		\$1,600	\$4,600	
<b>Total</b>	<b>\$25,900</b>	<b>\$4,400</b>	<b>\$9,500</b>	<b>\$25,400</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG F**

**Asset # : 95**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$39,700	LIFE	**	5	\$14,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopy At West Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Canopy At West Entrance</i>								
Masonry: Brick	85%	Now	\$175,700	LIFE	**	5	\$50,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor To D Building</i>								
Masonry: Limestone	5%	Now	\$38,600	LIFE	**	5	\$2,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Marble Panels	5%			LIFE	**	5	\$2,200	A
Windows								
Bronze/Brass	100%	Now	\$563,900	2039	**	5	\$31,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$7,100	A
Masonry: Limestone	15%			LIFE	**	5	\$1,600	A
Roof								
Built-Up (BUR)	5%			2023	\$3,100	10	\$600	A
Modified Bitumen	85%			2031	**	10	\$9,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%			LIFE	**	5	\$14,800	A
Interior								
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

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**  
**GOLDWATER MEMORIAL HOSPITAL BLDG F**  
**Asset # : 95**

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

## Interior

## Interior Walls

Ceramic Tile	5%			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	B
Exposed Concrete	10%			LIFE	**	5	\$600	B
Plaster	65%	Now	\$42,200	LIFE	**	5	\$14,700	B

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

*Location : Room F2-6*

*Paint Peeling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2023	\$3,200	5	\$100	B
---------------------	------	--	--	------	---------	---	-------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2 Main Service Protectors Rated @ 4000 Amperes Each*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$46,600	5	\$600	B
------------------	------	--	--	------	----------	---	-------	---

## Raceway

Conduit	100%			2023	\$25,300	1		B
---------	------	--	--	------	----------	---	--	---

## Panelboards

Molded Case Bkrs	50%			2031	**	5	\$300	B
Molded Case Bkrs	50%			2022	\$11,800	5	\$300	B

## Wiring

Braided Cloth	80%	2-4	\$21,800	2048	**	1		B
---------------	-----	-----	----------	------	----	---	--	---

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	20%			2033	**	1		B
---------------	-----	--	--	------	----	---	--	---

## Ground

## Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

## Stand-by Power

## Transfer Switches

Automatic	100%			2036	**	1	\$6,800	B
-----------	------	--	--	------	----	---	---------	---

## Lighting

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG F**

**Asset # : 95**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2028	* *	10	\$4,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	80%			2023	\$119,900	10	\$17,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
<b>Egress Lighting</b>								
Emergency, Battery	10%			2023	\$1,000	10	\$600	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$1,700	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$9,500	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$23,700	1	\$2,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance System</i>							
<b>Fire/Smoke Detection</b>								
No Component	60%							D
Generic	40%			2018	\$108,000	1-3	\$5,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights And Manual Pull Station</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>							
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2028	* *	1	\$7,800	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2031	* *	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	80%			2018	\$47,400	1		B
No Component	20%							D

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG F**

**Asset # : 95**

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

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

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

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

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  
**Program / Asset #** : HHC0006.070 / 96 **Yr Built/Renovated** : 1936 / 2008  
**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

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

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



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG G**

**Asset # : 96**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$14,900	A
Masonry: Limestone	3%			LIFE	**	5	\$300	A
<b>Windows</b>								
Bronze/Brass	100%	Now	\$159,000	2039	**	5	\$9,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$3,000	A
Masonry: Limestone	15%			LIFE	**	5	\$700	A
<b>Roof</b>								
Modified Bitumen	100%			2031	**	10	\$4,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
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	C
<b>Interior Walls</b>								
Plaster	70%			LIFE	**	5	\$3,800	C
Plywood/Hardboard	10%			LIFE	**			C
SGFT/Glazed Masonry	20%			LIFE	**			C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2028	**	5	\$3,500	B
Exposed Concrete	10%			LIFE	**	5	\$200	B
Glass: Susp Panels	20%			LIFE	**			B
Plaster	40%			LIFE	**	5	\$2,900	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2023	\$10,000	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2022	\$11,800	5	\$200	B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG G**

**Asset # : 96**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$7,900	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2023	\$2,000	1		B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2018	\$40,400	10	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Egress Lighting</b>								
Exit, LED	50%			2051	**	1		B
Exit, Service	50%			2018	\$700	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$3,000	10		B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$7,500	1	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2023	\$25,700	1-3	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors And Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2031	**	4	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2028	**	1	\$2,500	B
<b>Air Conditioning</b>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG G**

**Asset # : 96**

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

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

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

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

Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG H  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.080 / 97 **Yr Built/Renovated** : 1936 / 2007  
**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

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

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



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

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

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



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

**Asset # : 97**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$14,900	A
Masonry: Limestone	3%			LIFE	**	5	\$300	A
<b>Windows</b>								
Bronze/Brass	100%	Now	\$159,000	2039	**	5	\$9,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$3,000	A
Masonry: Limestone	15%			LIFE	**	5	\$700	A
<b>Roof</b>								
Modified Bitumen	100%			2031	**	10	\$4,700	A
<b>Interior</b>								
<b>Floors</b>								
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	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$900	C
Plaster	75%			LIFE	**	5	\$4,000	C
SGFT/Glazed Masonry	20%			LIFE	**			C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2028	**	5	\$2,900	B
Plaster	75%			LIFE	**	5	\$5,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2023	\$10,000	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2022	\$11,800	5	\$200	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$7,900	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2023	\$2,000	1		B
<b>Lighting</b>								

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

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

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

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

**Asset # : 97**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%			2018	\$40,400	10	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting Exit, Service	100%			2028	* *	1		B
Exterior Lighting HID	100%			2023	\$3,000	10		B
<b>Alarm</b>								
Security System No Component Generic	70%							D
	30%			2023	\$7,500	1	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection No Component Generic	70%							D
	30%			2023	\$25,700	1-3	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights And Manual Pull Station</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>								
Terminal Devices Convactor/Radiator	100%			2028	* *	1	\$2,500	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2031	* *	1		B
Conversion Equipment Window/Wall Unit	100%			2018	\$18,800	1		B
<b>Ventilation</b>								
Exhaust Fans Roof No Component	20%			2023	\$1,500	2		B
	80%							D
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2033	* *	1		B

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

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

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

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

**Asset # : 97**

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

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

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

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

Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG J  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.090 / 98 **Yr Built/Renovated** : 1970 / 2007  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$45,900</b>	<b>\$48,000</b>	<b>\$15,800</b>	<b>\$39,500</b>
Priority A				\$8,800
Priority B	\$45,900	\$18,700	\$14,100	\$30,800
Priority C		\$29,300	\$1,700	
<b>Total</b>	<b>\$45,900</b>	<b>\$48,000</b>	<b>\$15,800</b>	<b>\$39,500</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG J**

**Asset # : 98**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%			LIFE	**	5	\$24,600	A
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$15,000	A
Window Wall	5%			2043	**	5	\$5,800	A
<b>Windows</b>								
Aluminum	100%			2039	**	5	\$10,000	A
<b>Parapets</b>								
Masonry: Brick	83%			LIFE	**	5	\$11,900	A
Metal Panel	2%			2049	**	5	\$1,100	A
Pre-Cast Concrete	10%			LIFE	**	5	\$9,000	A
Pre-Cast Concrete	5%			LIFE	**	5	\$4,500	A
<b>Roof</b>								
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
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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	**			C
<b>Ceilings</b>								
AcousTileConcealSpLn	85%	0-2	\$315,500	2043	**	5	\$24,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%			2036	**	5	\$2,900	B
Gypsum Board	10%			LIFE	**	5	\$5,800	B

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

Under 600 Volts

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG J**

**Asset # : 98**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2023	\$5,400	5	\$1,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Protector Rated @ 1200 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$62,100	5	\$1,000	B
Raceway								
Conduit	100%			2023	\$36,900	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$35,300	5	\$1,000	B
Wiring								
Braided Cloth	80%	2-4	\$32,700	2048	**	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	10%			2036	**	5		B
Motor Control Center	90%			2021	\$24,300	5	\$900	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2021	\$11,300	1	\$11,400	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2028	**	10	\$5,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	80%			2023	\$152,600	10	\$22,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Exit, LED	50%			2051	**	1		B
Exit, Service	50%			2018	\$2,700	1		B
Exterior Lighting								
HID	100%			2023	\$16,100	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2023	\$39,900	1	\$4,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance System</i>						

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG J**

**Asset # : 98**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic

40%

2023

\$182,100

1-3

\$9,100

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Strobe Lights, Manual Pull Station And Alarm Bells*

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

**Heating**

Energy Source

Campus Steam

100%

2043

\*\*

1

B

Conversion Equipment

Heat Exchanger

50%

2032

\*\*

1

\$7,700

B

Pres. Reducing Valve/LP

50%

2032

\*\*

5

\$900

B

Steam

Distribution

Hot Wtr Piping/Pump

50%

2039

\*\*

4

\$1,100

B

Steam Piping/Pump

50%

2043

\*\*

4

\$1,100

B

Terminal Devices

Air Handler

50%

2028

\*\*

1

\$9,600

B

Convactor/Radiator

50%

2036

\*\*

1

\$5,000

B

**Air Conditioning**

Energy Source

Campus Steam

100%

2043

\*\*

1

B

Conversion Equipment

Absorption

100%

2032

\*\*

1

\$33,400

B

Chiller/Steam/HW

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

*Location : Basement Mechanical Equipment Room*

*Explanation : Refrigerant, Lithium Bromide*

Distribution

Chilled Wtr Pipe/Pump

100%

2043

\*\*

4

\$2,300

B

Terminal Devices

Air Handler/Cool/Ht

100%

2028

\*\*

1

\$19,100

B

Heat Rejection

Water Cool Tower

100%

2024

\$105,200

2

\$31,000

B

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$17,200

B

Exhaust Fans

Interior

70%

2028

\*\*

2

\$700

B

Roof

30%

2028

\*\*

2

\$300

B

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2043

\*\*

1

B

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BLDG J**

**Asset # : 98**

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

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

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

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



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  
**Program / Asset #** : HHC0006.100 / 99 **Yr Built/Renovated** : 1938 / 1953  
**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** :

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$88,300</b>	<b>\$32,600</b>	<b>\$11,900</b>	<b>\$42,900</b>
Priority A				
Priority B	\$88,300	\$9,600	\$11,500	\$39,100
Priority C		\$23,000	\$300	\$3,800
<b>Total</b>	<b>\$88,300</b>	<b>\$32,600</b>	<b>\$11,900</b>	<b>\$42,900</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BOILER**

**Asset # : 99**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$43,200	LIFE	**	5	\$16,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Base</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Glazed Ceramic Panel	5%	Now	\$119,100	LIFE	**	5	\$15,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade, South Facade, North Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Horizontal Bands</i>								
Masonry: Brick	90%	Now	\$1,213,100	LIFE	**	5	\$57,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, North Facade, Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade, North Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Wall Facing Lower Roof</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Openings</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Corners</i>								
Windows								
Steel	100%	Now	\$380,200	2048	**	5	\$39,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BOILER**

**Asset # : 99**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	20%	Now	\$191,900	LIFE	* *	5	\$16,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%	Now	\$576,600	LIFE	* *	5	\$8,300	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse And Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Single Ply Membrane	90%	Now	\$162,900	2033	* *			A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$343,000	2043	* *			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Power Plant Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Power Plant Area</i>								
<i>Explanation : Corrugated Glass</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	25%			LIFE	* *	5	\$28,000	C
Panel/Paver: Cer/Brk	40%			2031	* *	5	\$46,100	C
Quarry Tile	10%			2028	* *	5	\$7,700	C
Steel Grating	20%			2033	* *	1		C
Vinyl Tile	5%			2023		3	\$1,000	C

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BOILER**

**Asset # : 99**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%	Now	\$112,400	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Along Windows And Steam Lines</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								
Masonry: Brick	10%			LIFE	**			C
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall</i>								
SGFT/Glazed Masonry	75%			LIFE	**			C
<b>Ceilings</b>								
Exposed Concrete	50%			LIFE	**	5	\$4,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Power Plant Area</i>								
Exposed Struc: Steel	50%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%	2-4	\$16,700	2053	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Main Service Protectors Rated @ 800 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%	2-4	\$77,700	2053	**	5	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<b>Raceway</b>								
Conduit	100%			2023	\$18,700	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$3,500	5	\$100	B
Molded Case Bkrs	40%			2022	\$14,100	5	\$300	B
Molded Case Bkrs	50%	2-4	\$17,700	2048	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$12,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	**	5	\$200	B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BOILER**

**Asset # : 99**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2021	\$11,300	1	\$9,700	B
Generators								
Diesel	100%			2019	\$76,500	1	\$12,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 100 Kw Cummins Genset</i>					
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$7,000	B
Fuel Storage								
Day Tank	50%			2022	\$1,500	5	\$3,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 100 Gallons Capacity</i>					
Underground Storage	50%			LIFE	* *	5	\$1,100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2023	\$27,300	10	\$15,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	20%			2023	\$10,900	10	\$6,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Cfl - Compact Fluorescent Lamps</i>					
HID	10%			2023	\$7,100	10	\$100	B
Incandescent	20%			2023	\$10,900	2	\$200	B
Egress Lighting								
Emergency, Battery	10%			2023	\$1,500	10	\$800	B
Exit, Service	90%			2023	\$5,300	1		B
Exterior Lighting								
HID	100%			2018	\$6,500	10	\$100	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Stacks</i>					
			<i>Explanation : Copper Lightning Rods Installed In The Stack Only.</i>					
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2018	\$386,300	1-3	\$20,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Alarm Bells</i>					

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BOILER**  
**Asset # : 99**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	50%	0-2	\$25,000	2053	**	5	\$2,600	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rotted Out Oil Tanks, (3) 50,000 Gallon Tanks And (4) 25,000 Gallon Tanks</i>								
<i>No. 6 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Tanks</i>								
Fuel Oil No 6	50%			2023	\$50,100	5	\$5,300	B
Conversion Equipment								
Steam Boiler	100%			2021	\$197,900	1	\$33,900	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Central Boiler Plant</i>								
<i>Explanation : 8 #6 Oil Burning High Pressure Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2031	**	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temperature Hot Water Is Distributed To Other Buildings For Heating Purposes</i>								
Steam Piping/Pump	50%			2033	**	4	\$800	B
Terminal Devices								
Convactor/Radiator	60%			2028	**	1	\$6,600	B
Fan Coil Unit/Heat	40%			2023	\$243,500	1	\$4,400	B
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2018	\$8,400	1		B
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
HW Heat Exchanger								
High Temp	100%			2023	\$25,200	4	\$5,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2018	\$10,800	4	\$1,300	B
Backflow Preventer								
Generic	100%			2028	**	1	\$2,100	B
Fixtures								
Generic	100%							B
Fire Suppression								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
GOLDWATER MEMORIAL HOSPITAL BOILER**

**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
Fire Suppression Fire Pump Generic	100%			2026	* *	1	\$6,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Central Boiler Plant</i>								
<i>Explanation : Fire Pumps Provide Water To Stand Pipe System House Tank On Building E</i>								

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

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

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

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$7,335,900</b>	<b>\$16,397,600</b>
Priority A	\$827,900	\$774,500
Priority B	\$5,865,400	\$10,955,700
Priority C	\$642,700	\$4,667,400
<b>Total</b>	<b>\$7,335,900</b>	<b>\$16,397,600</b>

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



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

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

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



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

**Asset # : 100**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	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
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Site Wall</i>								
Masonry: Brick	5%	Now	\$27,900	LIFE	**	5	\$15,900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Foundation Wall</i>								
Window Wall	5%			2039	**	5	\$59,700	A
Windows								
Aluminum	100%	Now	\$195,100	2035	**	5	\$19,400	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
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

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

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

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

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

**Asset # : 100**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	12%			2019	\$84,400	10	\$15,000	A
Built-Up (BUR)	30%	Now	\$210,900	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over 13th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 13th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Over 13th Floor</i>								
Cast in Place Concrete	3%	Now	\$9,400	LIFE	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage</i>								
IRMA/Protected Membrane	20%	Now	\$242,000	2029	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over First And Second Floors</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Over First And Second Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over First And Second Floors</i>								
IRMA/Protected Membrane	20%			2019	\$242,000	10	\$24,900	A
Panel/Paver: Cer/Brk	10%	Now	\$51,400	2029	**			A
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Traffic Topping	5%	Now	\$44,800	2029	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Garage</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Garage</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%			LIFE	**	5	\$171,000	C
Ceramic Tile	5%			2028	**	5	\$26,100	C
Panel/Paver: Cer/Brk	5%			2035	**	5	\$58,600	C
Terrazzo	5%			LIFE	**	5	\$20,400	C
Traffic Topping	5%			2024	\$733,100	5	\$32,600	C
Vinyl Tile	65%			2019	\$3,366,200	3	\$127,100	C

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

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

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

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

**Asset # : 100**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$642,700	LIFE	**			C
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Concrete Column In Compressor Room</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Concrete Column In Compressor Room</i>					
Ceramic Tile	5%			2028	**	5	\$47,300	C
Concrete Masonry Unit	10%			LIFE	**	5	\$37,800	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$170,200	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$189,100	C
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2017		5	\$65,200	B
AcousTileConcealSpLn	70%	Now	\$146,700	2017	\$2,933,800	5	\$228,100	B
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
AcousTileSusp.Lay-In	5%			2017	\$181,500	5	\$26,100	B
Exposed Concrete	10%	Now	\$419,000	LIFE	**	5	\$8,100	B
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Beam In Garage</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Garage</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : Corroded Steel Beam</i>					
Metal Panel	5%			LIFE	**	5	\$32,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2029	**	5	\$1,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two Main Disconnect Switches Rated At 4000 Amps Each</i>					
<b>Transformers</b>								
Dry Type	100%			2024	\$14,500	5	\$1,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 500 KVA</i>					
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2029	**	5	\$1,800	B

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

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

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

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

**Asset # : 100**

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

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

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

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

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

**Asset # : 100**

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

**Lighting**

Egress Lighting								
Exit, Service	50%			2019	\$30,100	1		B
Exit, Battery	50%			2019	\$150,500	10	\$11,800	B

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

**Heating**

Energy Source								
Utility Steam	100%			2029	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$256,900	5	\$20,700	B

Distribution								
Hot Wtr Piping/Pump	20%			2027	**	4	\$5,200	B
Steam Piping/Pump	80%	0-2	\$231,200	2029	**	4	\$13,800	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 14th Fl. Mechanical Room</i>								

Terminal Devices								
Air Handler	70%			2019	\$1,562,500	1	\$151,000	B
Convactor/Radiator	30%			2024	\$1,173,000	1	\$33,800	B

**Air Conditioning**

Energy Source								
Utility Steam	100%			2029	**	1		B

Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2028	**	1	\$377,300	B

Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$202,300	2029	**	4	\$17,200	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 14th Fl. Mech. Room</i>								

Terminal Devices								
Air Handler/Cool/Ht	100%			2019	\$1,758,400	1	\$215,700	B

Heat Rejection								
Remote Air Cond	10%			2019	\$247,300	2	\$24,300	B
Water Cool Tower	90%			2017	\$1,069,500	2	\$315,500	B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$194,200	B

Exhaust Fans								
Interior	90%			2024	\$411,900	2	\$9,700	B
Roof	10%			2019	\$32,900	2	\$1,100	B

**Plumbing**

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

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

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

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

**Asset # : 100**

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

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

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

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

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  
**Program / Asset #** : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 1972  
**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

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

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$48,800</b>	<b>\$4,700</b>	<b>\$20,400</b>	<b>\$28,600</b>
Priority A	\$19,000			
Priority B	\$28,500	\$4,700	\$20,400	\$26,100
Priority C	\$1,400			\$2,500
<b>Total</b>	<b>\$48,800</b>	<b>\$4,700</b>	<b>\$20,400</b>	<b>\$28,600</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**

**Asset # : 101**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$8,200	LIFE	**	5	\$19,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Copper/Terne	5%			2039	**	10	\$5,700	A
Masonry: Brick	60%	Now	\$102,700	LIFE	**	5	\$29,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,800	A
Stucco Cement	25%			2024		5	\$30,500	A
Windows								
Aluminum	100%			2035	**	5	\$3,100	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$6,900	LIFE	**	5	\$2,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	70%	Now	\$365,300	LIFE	**	5	\$5,200	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade, South Facade</i>								
Stucco Cement	25%			2024		5	\$4,800	A

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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**

**Asset # : 101**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	85%	Now	\$149,900	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Copper/Terne	8%			2034	**	10	\$6,300	A
Metal Panel	5%	Now	\$2,200	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Medical Records</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Medical Records</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Medical Records</i>								
<i>Explanation : Roof Is Covered With Tar</i>								
Skylight, Metal/Glass	2%			2029	**	10	\$2,100	A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	25%			LIFE	**	5	\$24,000	C
Ceramic Tile	5%			2028	**	5	\$2,200	C
Sheet Vinyl/Rubber	45%			2019	\$319,600	5	\$29,600	C
Vinyl Tile	15%			2024	\$65,300	3	\$3,300	C
Vinyl Tile	10%			2015	\$43,500	3	\$2,200	C
<b>Interior Walls</b>								
Glass Block	5%			LIFE	**			C
Masonry: Brick	25%			LIFE	**			C
Plaster	70%			LIFE	**	5	\$6,600	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$4,400	B
Exposed Struc: Steel	5%			LIFE	**			B
Masonry: Infill Arch	25%			LIFE	**			B
Plaster	55%			LIFE	**	5	\$15,100	B
Plaster	5%	Now	\$800	LIFE	**	5	\$1,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								

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

Under 600 Volts

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**

**Asset # : 101**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2019	\$1,700	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
<b>Raceway</b>								
Conduit	90%			2019	\$9,000	1		B
Conduit	10%			2029	* *	1		B
<b>Panelboards</b>								
Molded Case Bkrs	10%			2027	* *	5		B
Molded Case Bkrs	90%			2018	\$21,200	5	\$300	B
<b>Wiring</b>								
Thermoplastic	90%			2019	\$8,400	1		B
Thermoplastic	10%			2029	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2017	\$10,800	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$900	LIFE	* *	5	\$200	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2019	\$108,600	10	\$16,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2019	\$72,400	10	\$10,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Exit, Service	50%			2019	\$2,500	1		B
Exit, Battery	50%			2019	\$12,700	10	\$1,000	B

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

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**

**Asset # : 101**

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

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

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

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

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  
**Program / Asset #** : HHC0008.020 / 103 **Yr Built/Renovated** : 1956 / 2007  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$3,025,700</b>	<b>\$3,929,400</b>
Priority A	\$1,094,700	\$115,200
Priority B	\$1,931,000	\$3,026,100
Priority C		\$788,100
<b>Total</b>	<b>\$3,025,700</b>	<b>\$3,929,400</b>

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



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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL KOUNTZ PAVILION**

**Asset # : 103**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%	Now	\$23,500	LIFE	* *	5	\$6,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	78%			LIFE	* *	5	\$52,300	A
Masonry: Limestone	5%	4+	\$43,900	LIFE	* *	5	\$2,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	2%			LIFE	* *	5	\$1,000	A
Metal Panel	5%	Now	\$27,700	2051	* *	5	\$6,300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entrance Sidewalk Roof Fascia.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entrance Roof Canopy.</i>								
<i>Explanation : Main Entrance Roof Cantilever Is Completely Missing Fascia And Under Carraige Structure Is Severly Rusted.</i>								
<b>Windows</b>								
Metal/Detention Type	50%	Now	\$229,000	2031	* *	5	\$16,400	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ninth Floor</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ninth Floor</i>								
Steel	50%	Now	\$548,000	2046	* *	5	\$56,200	A
<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows Are Made Of Galvanized Steel.</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL KOUNTZ PAVILION**

**Asset # : 103**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	20%	Now	\$12,500	LIFE	* *	5	\$1,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Wing Over Service Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : All Parapet Walls With Metal Capping, All Metal Capping Is Rusted.</i>								
Masonry: Brick	30%			LIFE	* *	5	\$2,700	A
Metal: Cage/Fence	50%	4+	\$13,800	2026	* *	5	\$14,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	40%	0-2	\$109,600	2031	* *			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Ninth Floor &amp; Penthouse.</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	60%	Now	\$164,400	2031	* *			A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Over 9th Floor.</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Parpet Walls.</i>								

**Interior**

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL KOUNTZ PAVILION**

**Asset # : 103**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Floors								
Cast in Place Concrete	12%	Now	\$5,700	LIFE	* *	5	\$39,600	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout</i>							
Ceramic Tile	8%	Now	\$27,800	2030	* *	5	\$6,000	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15% Location : Bathrooms</i>							
Terrazzo	5%	Now	\$11,800	LIFE	* *	5	\$5,900	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout</i>							
Vinyl Tile	25%			2026	* *	3	\$14,100	C
	<i>Other Observation, Extent : Light, Area Affected : 2% Location : The 5th Floor. Explanation : Some 9x9's Still Left Spread Throughout.</i>							
Vinyl Tile	50%	Now	\$15,000	2021	\$748,600	3	\$28,300	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$9,400	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	20%	Now	\$17,000	2030	**	5	\$2,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Bathrooms</i>								
Concrete Masonry Unit	5%	Now	\$10,900	LIFE	**	5	\$600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$2,600	LIFE	**	5	\$1,700	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			C
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Penthouse &amp; Basement.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement &amp; Penthouse.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement.</i>								
<i>Explanation : Patching Evident.</i>								
Plaster	45%	Now	\$11,900	LIFE	**	5	\$3,700	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$2,700	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	Now	\$6,000	2026	**	5	\$9,400	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 1st &amp; 2nd floors.</i>								
AcousTileSusp.Lay-In	40%	Now	\$20,900	2026	**	5	\$30,100	B
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	4+	\$12,100	LIFE	**	5	\$2,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Metal Panel	15%	Now	\$38,200	LIFE	**	5	\$28,200	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$13,500	LIFE	**	5	\$23,500	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2021	\$31,800	5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Amp Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2019	\$14,500	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Within The Space</i>								
<i>Explanation : One 150 Kva In Line</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2021	\$93,200	5	\$3,300	B
<b>Raceway</b>								
Conduit	95%			2021	\$103,900	1		B
Conduit	5%			2047	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2020	\$5,900	5	\$100	B
Molded Case Bkrs	95%			2043	**	5	\$3,100	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$76,000	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		B
Thermoplastic	30%			2021	\$38,000	1		B
Motor Controllers								
Locally Mounted	10%	2-4	\$18,300	2041	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2019	\$18,300	5	\$100	B
Motor Control Center	50%			2019	\$91,500	5	\$1,700	B
Motor Control Center	10%	2-4	\$18,300	2041	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
Motor Control Center	20%			2038	**	5	\$700	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Other Building For Life Safety Means.</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$373,600	10	\$55,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout excluding M, 2, 7 and 8 floors</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	38%			2029	**	10	\$35,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : M, 2, 7 And 8 Floors</i>								
<i>Explanation : T-8 Type Fixtures Have Been Upgraded</i>								
Incandescent	2%			2016	\$12,500	2		B
Egress Lighting								
Emergency, Service	45%			2016	\$7,800	1		B
Emergency, Battery	5%			2021	\$2,200	10	\$1,200	B
Exit, Service	50%			2016	\$8,700	1		B
Exterior Lighting								
HID	100%			2021	\$53,300	10	\$400	B

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

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

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

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

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

**Alarm**

## Security System

Generic

100%

2021

\$440,600

1

\$45,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : At Exits And Corridor**Explanation : At Exits And Corridor*

## Fire/Smoke Detection

Generic

100%

2021

\$1,508,100

1-3

\$77,900

B

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

**Heating**

## Energy Source

Campus Steam

100%

2031

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Martin Luther King Building**Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gal Tanks For # 2*

## Conversion Equipment

Heat Exchanger

20%

2017

\$5,100

1

\$10,000

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Basement**Explanation : Serves Reheat System / Not In Service At This Time Due To Leaks On Reheat Piping.*Pres. Reducing Valve/LP  
Steam

80%

2024

\$59,400

5

\$4,800

B

**Distribution**

Hot Wtr Piping/Pump

20%

Now

\$120,200

2046

\* \*

4

\$1,000

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Entire Reheat System**Other Observation, Extent : Severe, Area Affected : 100%**Location : Entire Reheat System**Explanation : Reheat System Is Shut Down Due To A High Number Of Leaks*

Steam Piping/Pump

80%

Now

\$66,800

2031

\* \*

4

\$4,000

B

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Basement***Terminal Devices**

Air Handler

50%

2016

\$322,600

1

\$31,200

B

*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Sub-basement**Explanation : 4 New Air Handling Units Being Installed In Various Stages Of Construction*

Convactor/Radiator

50%

Now

\$339,100

2026

\* \*

1

\$14,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Steam Radiation System**Explanation : Manual Temperature Control By Opening And Closing Main Steam Valve To System***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.*

*Maintenance \$ are aggregated over a 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 KOUNTZ PAVILION  
Asset # : 103**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Campus Steam	90%			2041	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mlk Building</i>								
<i>Explanation : Provided From Martin Luther King Building</i>								
Electricity	10%			2029	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW								
	90%			2034	**	1	\$98,200	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse / 2 Chillers</i>								
Window/Wall Unit	10%			2015	\$24,600	1		B
Distribution								
Chilled Wtr Pipe/Pump								
	100%	Now	\$11,700	2021	\$584,900	4	\$5,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler/Cool/Ht								
	80%			2016	\$406,700	1	\$49,900	B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 4 New Air Handling Units In Various Stages Of Construction</i>								
No Component	20%							D
Heat Rejection								
Water Cool Tower								
	100%			2025	**	2	\$101,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,200	B
Exhaust Fans								
Interior	100%			2016	\$132,300	2	\$3,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
HW Heat Exchanger								
Low Temp	100%			2047	**	4	\$15,000	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Instantaneous Steam Driven / No Storage Tank / Copper Silver System In Service</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL KOUNTZ PAVILION**

**Asset # : 103**

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
**Program / Asset #** : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2002  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$16,751,900</b>	<b>\$20,801,800</b>
Priority A	\$900,600	\$605,700
Priority B	\$13,577,000	\$19,978,900
Priority C	\$2,274,200	\$217,200
<b>Total</b>	<b>\$16,751,900</b>	<b>\$20,801,800</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$21,000	\$20,600		
Interior Architecture	\$15,600		\$18,300	\$59,400
Electrical	\$149,100	\$123,700	\$97,000	\$108,200
Mechanical	\$572,900	\$116,800	\$270,200	\$116,800
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
<b>Total</b>	<b>\$936,300</b>	<b>\$438,800</b>	<b>\$563,200</b>	<b>\$462,100</b>
Priority A	\$21,000	\$20,600		
Priority B	\$899,600	\$418,200	\$544,900	\$402,600
Priority C	\$15,600		\$18,300	\$59,400
<b>Total</b>	<b>\$936,300</b>	<b>\$438,800</b>	<b>\$563,200</b>	<b>\$462,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$545,000	LIFE	**	5	\$311,200	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	4+	\$21,000	LIFE	**	5	\$5,500	A
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adjacent To Emergency Entrance.</i>								
Marble Panels	10%	Now	\$191,600	LIFE	**	5	\$27,500	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2041	**	5	\$41,200	A
Windows								
Aluminum	100%			2037	**	5	\$91,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Parapets								
Masonry: Marble	25%			LIFE	**	5	\$7,200	A
Metal Rail	60%			2034	**	5-10	\$248,500	A
Not Accessible	15%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 3rd Floor Roof Area.</i>								
<i>Explanation : 3rd Floor Walk Out Roof Under Construction.</i>								
Roof								
Modified Bitumen	95%			2026	**	10	\$118,000	A
Paver: Asphalt	5%			2030	**	10	\$9,300	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.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2020	\$225,400	3	\$54,900	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Various Office Locations Throughout.</i>							
Cast in Place Concrete	10%	Now	\$697,200	LIFE	**	5	\$160,100	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout Basement &amp; Sub-basement Areas.</i>							
Ceramic Tile	5%	Now	\$168,900	2030	**	5	\$18,300	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%			2034	**	5	\$54,900	C
Terrazzo	10%	Now	\$45,700	LIFE	**	5	\$57,200	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	55%	Now	\$399,800	2026	**	3	\$150,900	C
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%	Now	\$145,400	2016	\$726,900	3	\$27,400	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 9 X 9 Tiles</i>							
Interior Walls								
Ceramic Tile	5%	Now	\$10,300	2030	**	5	\$3,400	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	5%	4+	\$5,300	LIFE	**	5	\$2,700	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Female Locker Room, Basement</i>							
Glass: Single Pane	3%			LIFE	**	5	\$3,000	C
Gypsum Board	15%			LIFE	**	5	\$12,100	C
Marble Panels	2%			LIFE	**			C
Plaster	40%	Now	\$51,500	LIFE	**	5	\$16,200	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement, Throughout.</i>							
SGFT/Glazed Masonry	30%	4+	\$38,800	LIFE	**			C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$176,000	2026	**	5	\$136,800	B
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$88,900	2034	**	5	\$127,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	4+	\$58,600	LIFE	**	5	\$11,400	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement.</i>								
Metal Panel	25%	Now	\$154,500	LIFE	**	5	\$228,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2021	\$127,300	5	\$3,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4 (6000 Amp.) Service Disconnect Switch.</i>								
<b>Transformers</b>								
Dry Type	50%			2019	\$7,300	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 5106 a</i>								
<i>Explanation : Serve X. Ray Equipment.</i>								
Dry Type	50%			2026	**	5	\$1,100	B
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2021	\$403,800	5	\$2,700	B
<b>Raceway</b>								
Conduit	85%			2021	\$477,100	1		B
Conduit	15%			2031	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2029	**	5	\$700	B
Fused Disc Sw	15%			2020	\$84,700	5	\$2,100	B
Molded Case Bkrs	70%			2020	\$395,500	5	\$11,100	B
Molded Case Bkrs	10%			2029	**	5	\$1,600	B
<b>Wiring</b>								
Braided Cloth	65%	2-4	\$412,700	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	25%			2021	\$158,700	1		B
Thermoplastic	10%			2031	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2019	\$106,400	5	\$400	B
Locally Mounted	10%			2026	* *	5	\$400	B
Motor Control Center	60%			2019	\$638,500	5	\$9,700	B
Motor Control Center	20%			2026	* *	5	\$3,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,300	1	\$183,600	B
Generators								
Diesel	100%			2017	\$76,500	1	\$230,300	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 4 ( 350 Kw )</i>				
Batteries								
Lead/Acid	100%			2015	\$700	5	\$22,000	B
Fuel Storage								
Day Tank								
	50%			2020	\$21,100	5	\$45,400	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 1 (60 Gallons)</i>				
				<i>1 (40 Gallons)</i>				
Main Tank	50%			2024	\$35,200	5	\$7,200	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Boiler Room (basement)</i>				
				<i>Explanation : 1 ( 20,000 Gallons)</i>				
Lighting								
Interior Lighting								
Fluorescent								
	63%			2016	\$1,904,600	10	\$282,500	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Mostly T-12 Lamps.</i>				
Fluorescent	35%			2021	\$1,058,100	10	\$156,900	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Mostly T-8 Lamps.</i>				
HID	2%			2016	\$42,500	10	\$300	B
Egress Lighting								
Emergency, Battery	5%			2021	\$10,600	10	\$5,900	B
Exit, Service	65%			2021	\$54,900	1		B
Exit, Service	30%			2021	\$25,400	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting Fluorescent	5%			2016	\$18,400	10	\$2,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Ambulance Entrance And Main Entrance Canopy</i>					
			<i>Explanation : Mostly T-12 Lamps.</i>					
HID	95%			2021	\$245,800	10	\$1,800	B
<b>Alarm</b>								
Security System Generic	100%			2021	\$2,139,100	1	\$222,600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fixed , Dome And P T Z (pan Tilt Zoom) Cameras</i>					
Fire/Smoke Detection Generic	100%			2021	\$7,322,100	1-3	\$378,300	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	**	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Vault</i>					
			<i>Explanation : 4 - 20,000 Tanks For #2</i>					
Conversion Equipment Heat Exchanger	20%			2024	\$24,800	1	\$48,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Equipment Room</i>					
			<i>Explanation : Serves Reheat System And Some Radiation</i>					
Steam Boiler	80%			2019	\$2,263,000	1	\$387,800	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%	Now	\$467,000	2029	**	4	\$9,700	B
			<i>Corroded, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various</i>					
Steam Piping/Pump	60%	Now	\$973,700	2031	**	4	\$14,500	B
			<i>Corroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Various</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	40%			2016	\$1,253,200	1	\$121,100	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	40%			2026	**	1	\$63,300	B
Fan Coil Unit/Heat	20%	Now	\$174,000	2016	\$1,740,100	1	\$28,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Fan Coils Leaking</i>								
<b>Air Conditioning</b>								
Energy Source								
Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Existing Chillers Have Been Removed And Construction Underway In The Area</i>								
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cooling	20%			2021	\$536,400	2	\$6,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Split Units</i>								
Under Construction	80%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Existing Chillers Have Been Removed And Construction Underway In The Area</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%	Now	\$852,000	2021	\$2,840,000	4	\$24,100	B
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2016	\$2,468,100	1	\$302,700	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Heat Rejection</b>								
Air Condenser Unit	20%			2021	\$232,200	2	\$68,100	B
Water Cool Tower	80%	Now	\$400,300	2015	\$1,334,300	2	\$314,900	B
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Broken And Missing Baffles</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$272,600	B
<b>Exhaust Fans</b>								
Interior	100%	Now	\$64,200	2016	\$642,400	2	\$12,100	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Boiler Room Makeup Air Fan</i>								
<b>Plumbing</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**

**Asset # : 102**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$347,100	2031	* *	1		B
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves At Various Locations</i>								
HW Heat Exchanger Low Temp	100%			2047	* *	4	\$72,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 New Steam Driven Instantaneous Heaters With No Storage</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%	Now	\$10,800	2031	* *	4	\$1,300	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Sump Pumps Not Working</i>								
Sewage Ejector(s) Compressed Air	100%			2021	\$27,700	4	\$1,300	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Backflow Preventer Generic	100%			2026	* *	1	\$30,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Fire And Domestic</i>								
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (10) B-18 (1) B-2</i>								
<i>Explanation : Ten Units.</i>								
Fire Suppression								
Standpipe Generic	100%			2041	* *	1-5	\$246,900	B
Sprinkler Generic	100%			2041	* *	1-2	\$137,200	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,245,400	\$143,900
Interior Architecture	\$491,600	\$78,700
Electrical	\$109,700	\$440,100
Mechanical	\$85,700	\$506,600
<b>Total</b>	<b>\$1,932,500</b>	<b>\$1,169,300</b>
Priority A	\$1,245,400	\$143,900
Priority B	\$239,600	\$946,700
Priority C	\$447,500	\$78,700
<b>Total</b>	<b>\$1,932,500</b>	<b>\$1,169,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$217,300</b>	<b>\$48,200</b>	<b>\$8,300</b>	<b>\$11,600</b>
Priority A	\$18,800			
Priority B	\$144,400	\$48,200	\$8,300	\$8,300
Priority C	\$54,100			\$3,300
<b>Total</b>	<b>\$217,300</b>	<b>\$48,200</b>	<b>\$8,300</b>	<b>\$11,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL OLD NURSES RESIDENCE**

**Asset # : 124**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$339,600	LIFE	**	5	\$39,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Copper/Terne	7%	Now	\$50,500	2041	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$374,400	LIFE	**	5	\$53,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
Windows								
Wood	100%	Now	\$334,600	2046	**	5	\$51,200	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$18,800	LIFE	**	5	\$3,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$63,600	LIFE	**	5	\$4,600	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls.</i>								

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**

**Asset # : 124**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	95%	Now	\$35,800	2031	* *			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Various Locations.</i>							
	<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various.</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$47,000	2051	* *			A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Skylight Adjacent To Stair Bulkhead.</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Adjacent To Stair Bulkhead.</i>							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%	Now	\$23,500	LIFE	* *	5	\$10,800	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$22,800	2030	* *	5	\$800	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Bathrooms</i>							
Vinyl Tile	80%	Now	\$261,200	2031	* *	3	\$9,900	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$7,900	2024	\$78,700	5	\$1,300	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Various Locations Throughout Toilet Rooms.</i>							
Plaster	95%	Now	\$186,300	LIFE	* *	5	\$14,600	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL OLD NURSES RESIDENCE**

**Asset # : 124**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$34,300	2041	**	5	\$2,500	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor</i>								
Exposed Concrete	10%	Now	\$26,400	LIFE	**	5	\$500	B
<i>Spalling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 5th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations 5th Floor.</i>								
Plaster	75%	Now	\$44,100	LIFE	**	5	\$15,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2021	\$42,500	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2020	\$47,100	5	\$500	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$35,000	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2021	\$8,700	1		B
<b>Motor Controllers</b>								
Locally Mounted	80%			2019	\$34,600	5	\$100	B
Locally Mounted	20%	2-4	\$8,600	2041	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mech. Room</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2016	\$109,700	10	\$19,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	5%			2016	\$5,800	2		B
<b>Egress Lighting</b>								
Emergency, Service	50%			2016	\$1,900	1		B
Exit, Service	50%			2016	\$1,900	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL OLD NURSES RESIDENCE**

**Asset # : 124**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting HID	100%			2016	\$8,600	10	\$100	B
<b>Alarm</b>								
Security System Generic	100%			2021	\$71,400	1	\$7,400	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor (hospital Police Headquarters)</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection Generic	100%			2021	\$244,500	1-3	\$12,600	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2031	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Provided From Adjacent Building</i>								
Conversion Equipment Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area Locked And Under Construction</i>								
Distribution Steam Piping/Pump	100%	Now	\$36,400	2021	\$182,200	4	\$1,100	B
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	100%	Now	\$49,300	2019	\$246,500	1	\$6,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2029	**	1		B
Conversion Equipment Window/Wall Unit	60%			2015	\$32,200	1		B
No Component	40%							D
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2021	\$77,900	1		B
HW Heat Exchanger Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Area Locked And Under Construction</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
HARLEM HOSPITAL OLD NURSES RESIDENCE**

**Asset # : 124**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s) Not Accessible	100%						D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Area Locked And Under Construction</i>					
Backflow Preventer Not Accessible	100%						D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Area Locked And Under Construction</i>					
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators Hydraulic	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-5</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe Generic	100%			2041	* *	1-5	\$11,100 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$39,800	\$170,000
Interior Architecture		\$182,200
Electrical		\$828,200
Mechanical		\$459,000
<b>Total</b>	<b>\$39,800</b>	<b>\$1,639,400</b>
Priority A	\$39,800	\$170,000
Priority B		\$1,335,700
Priority C		\$133,700
<b>Total</b>	<b>\$39,800</b>	<b>\$1,639,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$29,300	\$600	\$34,100	
Interior Architecture	\$83,300		\$9,300	
Electrical	\$18,700	\$10,700	\$6,900	\$7,000
Mechanical	\$32,300	\$62,300	\$50,300	\$49,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$183,400</b>	<b>\$93,300</b>	<b>\$120,400</b>	<b>\$76,600</b>
Priority A	\$29,300	\$600	\$34,100	
Priority B	\$104,600	\$92,700	\$77,000	\$76,600
Priority C	\$49,500		\$9,300	
<b>Total</b>	<b>\$183,400</b>	<b>\$93,300</b>	<b>\$120,400</b>	<b>\$76,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$63,800	A
Metal Panel	20%			2041	**	5-10	\$146,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse Wall Capping</i>								
Stucco Cement	5%	Now	\$3,500	2034	**	5	\$6,600	A
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : From The Underside Of The Curved Pediment.</i>								
<i>Explanation : Stucco Delaminated And Missing</i>								
Window Wall	15%			2047	**	5	\$59,800	A
<b>Windows</b>								
Aluminum	100%			2037	**	5	\$8,500	A
<b>Parapets</b>								
Masonry: Brick	65%			LIFE	**	5	\$4,100	A
Metal Panel	5%			2041	**	5	\$1,200	A
Stucco Cement	30%	2-4	\$3,200	2034	**	5	\$2,400	A
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parapet At 4th Floor Roof.</i>								
<b>Roof</b>								
Modified Bitumen	100%	2-4	\$22,700	2026	**			A
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1 Drain Screen At Penthouse Roof Level.</i>								
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse Roof.</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%	2-4	\$17,800	LIFE	**	5	\$49,000	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
Ceramic Tile	5%			2030	**	5	\$7,500	C
Terrazzo	30%	2-4	\$28,000	LIFE	**	5	\$35,000	C
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Stair Treads.</i>								
<i>Explanation : Minor Surface Cracking.</i>								
Vinyl Tile	50%			2026	**	3	\$28,000	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse Interior.</i>								
<i>Explanation : Referring To Spray Insulated Wall.</i>								
SGFT/Glazed Masonry	28%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridors.</i>								
<i>Explanation : Minor Surface Cracking Beginning.</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%	Now	\$33,800	2034	**	5	\$48,500	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridors.</i>								
Exposed Struc: Steel	20%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$28,000	B
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2031	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amp, One 1600 Amp And One 2000 Amp Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2026	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 150 Kva And 225 Kva</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	**	5	\$2,700	B
<b>Raceway</b>								
Conduit	100%			2031	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2029	**	5	\$200	B
Molded Case Bkrs	90%			2029	**	5	\$2,400	B
<b>Wiring</b>								
Thermoplastic	100%			2031	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	5%			2026	**	5		B
Locally Mounted	5%			2038	**	5		B
Motor Control Center	90%			2026	**	5	\$2,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$30,800	B
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 50 Hp. Fire Pump Automatic Transfer Switch Was Not In Line.</i>						
Generators								
Diesel	100%			2024	\$76,500	1	\$38,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 300 Kw / 375 Kva</i>						
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$22,200	B
Fuel Storage								
Day Tank	50%			2029	**	5	\$9,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 60 Gallons</i>						
Main Tank	50%			2036	**	5	\$1,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 1000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2021	\$616,800	10	\$91,500	B
Egress Lighting								
Emergency, Service	50%			2021	\$8,600	1		B
Exit, Service	50%			2021	\$8,600	1		B
Exterior Lighting								
HID	100%			2021	\$43,400	10	\$300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2041	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Martin Luther King Building</i>						
		<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gal Tanks For #2</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	50%			2030	**	1	\$24,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils</i>						
Pres. Reducing Valve/LP Steam	50%			2030	**	5	\$3,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Serves Steam Fed Coils And Heat Exchangers</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2037	**	4	\$2,500	B
Steam Piping/Pump	50%			2041	**	4	\$2,500	B
<b>Terminal Devices</b>								
Air Handler	50%			2026	**	1	\$30,900	B
Convactor/Radiator	40%			2034	**	1	\$12,900	B
Fan Coil Unit/Heat	10%			2026	**	1	\$3,200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	90%			2030	**	1	\$97,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : R-22</i>						
Int Pkg Unit - Cooling	10%			2022		2	\$600	B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$4,900	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%			2026	**	1	\$55,600	B
Fan Coil - Cool/Heat	10%			2026	**	1	\$3,200	B
<b>Heat Rejection</b>								
Air Condenser Unit	10%			2026	**	2	\$7,000	B
Water Cool Tower	90%			2022		2	\$90,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Cooling Towers</i>						
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,600	B
<b>Exhaust Fans</b>								
Interior	90%			2026	**	2	\$2,800	B
Roof	10%			2026	**	2	\$300	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger Low Temp	100%			2041	* *	4	\$9,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units Each With 250 Gallon Tanks</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s) Electric	100%			2026	* *	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dulpex Sets</i>								
Backflow Preventer Generic	100%			2029	* *	1	\$6,200	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (3) 1-4 (1) B-4 (1) B - Ph</i>								
<i>Explanation : Five Units</i>								
Fire Suppression								
Standpipe Generic	100%			2041	* *	1-5	\$50,400	B
Sprinkler Generic	100%			2041	* *	1-2	\$28,000	B
Fire Pump Generic	100%			2030	* *	1	\$18,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$5,089,300</b>	<b>\$3,120,300</b>
Priority A	\$2,212,300	\$156,500
Priority B	\$2,669,700	\$2,112,500
Priority C	\$207,200	\$851,300
<b>Total</b>	<b>\$5,089,300</b>	<b>\$3,120,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$34,500			
Interior Architecture	\$143,100			\$11,300
Electrical	\$70,700	\$54,900	\$18,400	\$18,500
Mechanical	\$75,200	\$19,500	\$18,300	\$7,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$347,200</b>	<b>\$98,100</b>	<b>\$60,400</b>	<b>\$60,800</b>
Priority A	\$34,500			
Priority B	\$210,300	\$98,100	\$60,400	\$49,500
Priority C	\$102,400			\$11,300
<b>Total</b>	<b>\$347,200</b>	<b>\$98,100</b>	<b>\$60,400</b>	<b>\$60,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$567,500	LIFE	**	5	\$54,000	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners, Bulkheads</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, South Facade</i>								
Masonry: Limestone	10%	Now	\$157,100	LIFE	**	5	\$4,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Steel								
	90%	Now	\$898,900	2046	**	5	\$92,200	A
<i>Air Infiltration, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout.</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$99,900	2046	**	5	\$10,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Referring To Steel Window Security Screens.</i>								
Parapets								
Masonry: Brick								
	85%	Now	\$163,200	LIFE	**	5	\$7,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$34,500	LIFE	**	5	\$1,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	70%	0-2	\$196,600	2031	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ridging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	25%	0-2	\$94,000	2031	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%	Now	\$35,000	2031	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Stairwells.</i>							
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$11,000	LIFE	**	5	\$30,400	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$16,100	2024	\$160,500	5	\$3,500	C
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Toilet Rooms.</i>							
Raised Access Floor	5%	Now	\$10,200	2030	**	5	\$13,000	C
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Terrazzo	15%	Now	\$13,000	LIFE	**	5	\$16,300	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Stained From Extensive Water Damage.</i>							
Vinyl Tile	50%	Now	\$13,800	2021	\$690,700	3	\$26,100	C
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	15%	Now	\$10,400	2016	\$207,200	3	\$7,800	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 9 X 9 Tiles</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Masonry: Brick	5%	Now	\$4,500	LIFE	**			C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	70%	Now	\$17,100	LIFE	**	5	\$5,400	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$6,200	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%	Now	\$29,000	2034	**	5	\$41,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$11,700	LIFE	**	5	\$8,700	B
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor Safety Department Wing.</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 6th Floor Safety Department Wing.</i>								
Plaster	35%	Now	\$43,500	LIFE	**	5	\$30,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2021	\$31,800	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps And 1200 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2019	\$14,500	5	\$400	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2021	\$83,900	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2021	\$9,300	5	\$300	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2021	\$109,300	1		B
Panelboards								
Molded Case Bkrs	95%			2020	\$89,400	5	\$2,900	B
	<i>On Extended Life, Extent : Severe, Area Affected : 95%</i>							
	<i>Location : Throughout</i>							
Molded Case Bkrs	5%			2029	**	5	\$200	B
Wiring								
Braided Cloth	70%	2-4	\$88,600	2046	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2021	\$25,300	1		B
Thermoplastic	10%			2031	**	1		B
Motor Controllers								
Locally Mounted	10%			2026	**	5	\$100	B
Locally Mounted	20%	2-4	\$33,300	2041	**	5	\$100	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
Locally Mounted	50%			2019	\$83,100	5	\$400	B
Motor Control Center	20%			2019	\$33,300	5	\$600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,300	1	\$34,900	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Generators								
Diesel	100%			2017	\$76,500	1	\$43,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Located Outside The Building</i>							
	<i>Explanation : 700 Kw</i>							
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$25,200	B
Fuel Storage								
Day Tank	50%			2020	\$4,000	5	\$8,600	B
Underground Storage	50%			LIFE	**	5	\$2,900	B
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2021	\$172,400	10	\$25,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	67%			2016	\$385,000	10	\$57,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Incandescent	3%			2016	\$17,200	2	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2016	\$8,000	1		B
Exit, Service	50%			2016	\$8,000	1		B
<b>Exterior Lighting</b>								
HID	100%			2016	\$49,200	10	\$400	B
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2021	\$406,500	1	\$42,300	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2016	\$1,391,600	1-3	\$69,800	B
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Onr Building</i>							
	<i>Explanation : Pull Station At All Exits, Horns / Strobe Throughout. No Elevator Recall And Fire Alarm Control Panel Observed.</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2041	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Martin Luther King Building</i>							
	<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gallon Tanks For #2</i>							
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2017	\$68,500	5	\$5,500	B
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$38,600	2021	\$771,100	4	\$4,600	B
	<i>Leak Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	20%	0-2	\$119,100	2031	**	1	\$10,400	B
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	80%			2026	**	1	\$24,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Manual Control</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2015	\$142,200	2	\$600	B
Ext Pkg Unit - Cooling	10%			2016	\$51,000	2	\$600	B
Window/Wall Unit	70%			2015	\$158,900	1		B
No Component	10%							D
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$24,200	B
No Component	80%							D
Heat Rejection								
Air Condenser Unit	10%			2026	**	2	\$6,500	B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,400	B
No Component	80%							D
Exhaust Fans								
Interior	10%	Now	\$12,200	2031	**	2	\$200	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof	15%	Now	\$13,200	2031	**	2	\$300	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	75%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2021	\$329,800	1		B
HW Heat Exchanger								
Low Temp	100%	0-2	\$17,100	2031	**	4	\$9,200	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Nurses Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Nurses Building Boiler Room</i>								
<i>Explanation : Located In Adjacent Building</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s) Compressed Air	100%	Now	\$27,700	2051	**	4	\$1,300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit Inoperable / 1 Unit Malfunctions</i>								
Backflow Preventer Generic	100%			2021	\$10,700	1	\$5,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Service</i>								
<i>Explanation : Located Away From Water Entry Point</i>								
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-8 (1) B-7</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$46,900	B
Sprinkler								
No Component	95%							D
Generic	5%			2041	**	1-2	\$1,300	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$77,600
Interior Architecture	\$35,400	\$253,300
Electrical		\$98,900
<b>Total</b>	<b>\$35,400</b>	<b>\$429,800</b>
Priority A		\$77,600
Priority B		\$208,800
Priority C	\$35,400	\$143,400
<b>Total</b>	<b>\$35,400</b>	<b>\$429,800</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture		\$56,700		
Interior Architecture	\$9,800		\$15,100	
Electrical	\$17,600	\$20,200	\$20,100	\$30,000
Mechanical	\$61,900	\$32,200	\$81,700	\$32,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$104,100</b>	<b>\$123,900</b>	<b>\$131,700</b>	<b>\$76,900</b>
Priority A		\$56,700		
Priority B	\$94,300	\$67,200	\$116,600	\$76,900
Priority C	\$9,800		\$15,100	
<b>Total</b>	<b>\$104,100</b>	<b>\$123,900</b>	<b>\$131,700</b>	<b>\$76,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**  
**Asset # : 14211**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	**	5	\$29,000	A
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stucco Overhang At Main Entrance.</i>								
<i>Explanation : Minor Horizontal Cracking.</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,100	A
Masonry: Limestone	5%			LIFE	**	5	\$3,100	A
Metal/Glass Curt Wall	50%			LIFE	**	5	\$77,600	A
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Fourth Floor; Side Windows; 4d Side Of Floor.</i>								
Metal Panel	5%			2041	**	5-10	\$28,500	A
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$5,300	A
Masonry: Brick	15%			LIFE	**	5	\$1,200	A
Masonry: Limestone	20%			LIFE	**	5	\$2,000	A
Metal Rail	5%			2034	**	5-10	\$7,100	A
Roof								
IRMA/Protected Membrane	35%			2026	**	10	\$17,100	A
Single Ply Membrane	65%			2026	**	10	\$31,800	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,300	C
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Mechanical &amp; Fire Pump Spaces.</i>								
<i>Explanation : Staining (rust) From Condensate Drains Was Evident.</i>								
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
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4th Floor Side 4b.</i>								
Travertine Panels	10%			LIFE	**			C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**  
**Asset # : 14211**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%			2034	**	5	\$61,500	B
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Minor Staining.</i>								
Gypsum Board	50%			LIFE	**	5	\$109,900	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4th Floor Lobby Soffit.</i>								
<i>Explanation : Minor Water Damage.</i>								
Metal Panel	15%			LIFE	**	5	\$33,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 (2000 Amp.)</i>								
Transformers								
Dry Type	100%			2038	**	5	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2(112.5 Kva)</i>								
<i>2(225 Kva)</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 (2000 Amp)</i>								
Raceway								
Conduit	100%			2047	**	1		B
Panelboards								
Fused Disc Sw	100%			2043	**	5	\$2,500	B
Wiring								
Thermoplastic	100%			2047	**	1		B
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$400	B
Motor Control Center	50%			2038	**	5	\$1,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Building 1 Main Grounding System.</i>								

## 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.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**  
**Asset # : 14211**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	70%			2038	**	1	\$23,300	B
Automatic	30%			2038	**	1	\$10,000	B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Fire Pump Room</i>								
<i>Explanation : 100 Amp. For Fire Pump.</i>								
<hr/>								
<b>Generators</b>								
Diesel	100%			2034	**	1	\$41,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 505 Kw / 631 Kva</i>								
<hr/>								
<b>Batteries</b>								
Lead/Acid	100%			2016		5	\$4,000	B
<hr/>								
<b>Fuel Storage</b>								
Day Tank	100%			2043	**	5	\$20,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 550 Gallons.</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$98,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-5 And T-8</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	10%			2029	**	10	\$2,600	B
Exit, LED	70%			2056	**	1		B
Exit, Battery	20%			2029	**	10	\$1,500	B
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2029	**	10	\$300	B
<hr/>								
<b>Alarm</b>								
Security System								
Generic	100%			2029	**	1	\$40,300	B
<hr/>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$66,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2041	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Campus Steam From Adjacent Building</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**  
**Asset # : 14211**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	50%			2034	**	1	\$26,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : Steam To Hot Water Exchanger Serves Reheat System And Air Handlers</i>						
Pres. Reducing Valve/LP Steam	50%			2034	**	5	\$3,200	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2043	**	4	\$8,000	B
<b>Terminal Devices</b>								
Air Handler	50%			2029	**	1	\$33,400	B
Fan Coil Unit/Heat	50%			2029	**	1	\$17,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Reheat System</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2034	**	1	\$116,800	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units In Chiller Room</i>						
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2047	**	4	\$8,000	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	**	1	\$66,800	B
<b>Heat Rejection</b>								
Water Cool Tower	100%			2025	**	2	\$108,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Located On Roof Of Adjacent Building</i>						
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,100	B
<b>Exhaust Fans</b>								
Interior	100%			2029	**	2	\$3,300	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2047	**	1		B
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2047	**			B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units With 750 Gallon Storage</i>						
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**  
**Asset # : 14211**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2029	* *	4	\$1,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Duplex Unit</i>					
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1 To 4</i>					
		<i>Explanation : 3 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2047	* *	1-5	\$54,500 B
Sprinkler							
Generic	100%			2047	* *	1-2	\$30,300 B
Fire Pump							
Generic	100%			2034	* *	1	\$20,200 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
**Program / Asset #** : HHC0002.090 / 82 **Yr Built/Renovated** : 1962 / 2003  
**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
<b>Total</b>		<b>\$154,900</b>	<b>\$42,200</b>
Priority A		\$61,900	
Priority B		\$93,000	\$42,200
<b>Total</b>		<b>\$154,900</b>	<b>\$42,200</b>

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
<b>Total</b>	<b>\$81,200</b>	<b>\$39,700</b>	<b>\$14,100</b>	<b>\$5,200</b>
Priority A	\$21,000	\$1,800		
Priority B	\$57,700	\$37,900	\$10,300	\$5,200
Priority C	\$2,500		\$3,800	
<b>Total</b>	<b>\$81,200</b>	<b>\$39,700</b>	<b>\$14,100</b>	<b>\$5,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA**  
**Asset # : 82**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$4,600	A
Masonry: Brick	90%	Now	\$61,900	LIFE	**	5	\$17,700	A
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stage Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stage Wall</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stage Wall</i>								
Window Wall	5%			2041	**	5	\$3,700	A
Windows								
Aluminum	100%	Now	\$1,500	2029	**	5	\$700	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby.</i>								
Parapets								
Masonry: Brick	75%	Now	\$16,000	LIFE	**	5	\$4,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Flat Roof Parapet</i>								
Metal Rail	25%			2034	**	5-10	\$27,700	A
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Flat Roof Area.</i>								
<i>Explanation : Rail Was Separated At Solid Corner Joint.</i>								
Roof								
Single Ply Membrane	100%	Now	\$3,500	2026	**			A
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Curved Flat Roof.</i>								
Interior								
Floors								
Carpet	45%			2020		3	\$10,600	C
Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$1,700	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout,</i>								
Ceramic Tile	5%			2030	**	5	\$800	C
Terrazzo	15%	Now	\$1,500	LIFE	**	5	\$1,800	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
Vinyl Tile	15%			2026	**	3	\$900	C
Wood	15%			2049	**	5	\$4,400	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA**  
**Asset # : 82**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$500	C
Glass: Single Pane	10%			LIFE	**	5	\$600	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance Lobby,</i>								
Masonry: Brick	55%			LIFE	**			C
Mosaic Tile	2%			LIFE	**			C
Plaster	18%			LIFE	**	5	\$400	C
<b>Ceilings</b>								
Exposed Concrete	20%			LIFE	**	5	\$500	B
Plaster	80%	Now	\$11,200	LIFE	**	5	\$7,800	B
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Back To Middle Ceiling Area,</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%	Now	\$20,700	2051	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Raceway</b>								
Conduit	100%			2021	\$22,500	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2020	\$11,800	5	\$200	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$12,600	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2021	\$3,200	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2019	\$8,800	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Nurses Residence.</i>								
<i>Explanation : Fed From Other Building.</i>								
<hr/>								
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2034	**	1	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fenced Outside</i>								
<i>Explanation : One 130 Kw/134 Kva. This Equipment Is Dedicated To Power The Chiller Only.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA**

**Asset # : 82**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$300	B
Fuel Storage								
Day Tank	100%			2043	**	5	\$1,900	B
Lighting								
Interior Lighting								
Fluorescent	10%			2016	\$2,400	10	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	10%			2016	\$2,400	2		B
Incandescent	80%			2016	\$19,400	2	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Auditorium Stage Lighting</i>								
<i>Explanation : Connected With Dimmer Switch.</i>								
Egress Lighting								
Emergency, Battery	70%			2016	\$3,200	10	\$1,800	B
Exit, Service	30%			2016	\$500	1		B
Exterior Lighting								
Incandescent	100%			2016	\$2,200	2		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Tied To Nurses Residence (b Ldg. 4)</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2031	**	1		B
Conversion Equipment								
Heat Exchanger	40%			2017	\$1,100	1	\$2,100	B
Pres. Reducing Valve/LP Steam	60%			2017	\$4,600	5	\$400	B
Distribution								
Hot Wtr Piping/Pump	40%			2029	**	4	\$200	B
Steam Piping/Pump	60%			2031	**	4	\$500	B
<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Condensate Pump In Mechanical Pit</i>								
Terminal Devices								
Air Handler	60%			2016	\$40,200	1	\$3,900	B
Convactor/Radiator	40%			2026	**	1	\$1,400	B
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.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA**  
**Asset # : 82**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Of The Building</i>						
		<i>Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building</i>						
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2021	\$42,200	1	\$4,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	**	4	\$800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	\$52,800	1	\$6,500	B
Heat Rejection								
Air Condenser Unit	100%			2026	**	2	\$7,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,800	B
Exhaust Fans								
Roof	100%	Now	\$9,900	2031	**	2	\$300	B
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$3,900	4	\$1,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Not Accessible	100%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout Site</i>						
		<i>Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations</i>						
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0002.010 / 55 **Yr Built/Renovated** : 1955 / 2008  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$12,538,500</b>	<b>\$18,957,700</b>
Priority A	\$1,042,100	\$589,400
Priority B	\$11,289,500	\$12,247,100
Priority C	\$207,000	\$6,121,300
<b>Total</b>	<b>\$12,538,500</b>	<b>\$18,957,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$670,900</b>	<b>\$400,400</b>	<b>\$550,400</b>	<b>\$446,000</b>
Priority A	\$34,000			
Priority B	\$518,300	\$400,400	\$539,300	\$373,800
Priority C	\$118,600		\$11,100	\$72,200
<b>Total</b>	<b>\$670,900</b>	<b>\$400,400</b>	<b>\$550,400</b>	<b>\$446,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**

**Asset # : 55**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$43,600	A
Masonry: Brick	90%	0-2	\$687,500	LIFE	**	5	\$392,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Much Of The Staining And Lintel Errosion Is From Window Ac Unit Condensation.</i>								
Windows								
Aluminum	100%			2037	**	5	\$229,800	A
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$36,200	A
Masonry: Brick	5%	Now	\$7,400	LIFE	**	5	\$2,100	A
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 12th Floor Roof Parapet.</i>								
<i>Explanation : Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.</i>								
Masonry: Limestone	10%	Now	\$26,600	LIFE	**	5	\$5,400	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout.</i>								
Roof								
Modified Bitumen	100%			2026	**	10	\$239,600	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.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**

**Asset # : 55**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$141,100	LIFE	**	5	\$194,400	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			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
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Interwoven With Vct In Various Locations.</i>								
<i>Explanation : 9x9's</i>								
Vinyl Tile	65%			2021		3	\$288,800	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$65,800	LIFE	**			C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Emergency Generator Room Tunnel.</i>								
Ceramic Tile	5%			2030	**	5	\$48,400	C
Concrete Masonry Unit	5%			LIFE	**	5	\$19,400	C
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations In Mechanical Rooms.</i>								
Gypsum Board	10%			LIFE	**	5	\$58,100	C
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	B
AcousTileSusp.Lay-In	20%	Now	\$247,400	2026	**	5	\$88,900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
Exposed Concrete	10%			LIFE	**	5	\$13,900	B
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement Levels.</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement And Sub-basement.</i>								
Metal Panel	5%	Now	\$15,100	LIFE	**	5	\$55,500	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Emergency Generator Room.</i>								
Plaster	40%			LIFE	**	5	\$222,100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**

**Asset # : 55**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$2,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 3000 Amp Main Disconnect Switch</i>							
<hr/>								
Transformers								
Dry Type	40%			2026	**	5	\$900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 300 Kva</i>							
Dry Type	40%			2019	\$5,800	5	\$900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 225 Kva And One 112.5 Kva</i>							
Dry Type	10%			2034	**	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 500 Kva</i>							
Dry Type	10%			2041	**	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Switchgear Room 2</i>							
	<i>Explanation : One 112.5 And 500 Kva</i>							
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	70%			2031	**	5	\$2,200	B
Fused Disc Sw	30%			2031	**	5	\$800	B
<hr/>								
Raceway								
Conduit	70%			2021	\$392,900	1		B
Conduit	25%			2031	**	1		B
Tray	5%			2019	\$28,100	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	5%			2029	**	5	\$800	B
Molded Case Bkrs	85%	0-2	\$480,200	2046	**	5	\$6,800	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Molded Case Bkrs	10%			2037	**	5	\$1,600	B
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$381,000	2046	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2031	**	1		B
Thermoplastic	20%			2041	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**

**Asset # : 55**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	5%			2034	**	5	\$200	B
Locally Mounted	5%			2019	\$53,200	5	\$200	B
Motor Control Center	80%	0-2	\$851,400	2041	**	5	\$6,600	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Spaces (basement/penthouse)</i>						
Motor Control Center	10%			2034	**	5	\$1,600	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$8,900	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2026	**	1	\$92,900	B
Automatic	50%			2019	\$5,600	1	\$92,900	B
<b>Generators</b>								
Diesel	100%			2024	\$76,500	1	\$233,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 1150 Kva Caterpillar</i>						
<b>Batteries</b>								
Lead/Acid	100%			2015	\$700	5	\$22,300	B
<b>Fuel Storage</b>								
Day Tank	60%			2020	\$30,800	5	\$66,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 227 Gallons</i>						
Main Tank	40%			2024	\$34,200	5	\$7,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : Two 10,000 Gallons</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	76%			2016	\$2,790,300	10	\$413,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12</i>						
Fluorescent	20%			2021	\$734,300	10	\$108,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
HID	2%			2016	\$51,700	10	\$400	B
Incandescent	2%			2016	\$73,400	2	\$300	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2016	\$51,300	1		B
Emergency, Service	10%			2021	\$10,300	1		B
Exit, Service	40%			2016	\$41,100	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**  
**Asset # : 55**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Lighting**

## Exterior Lighting

Fluorescent	80%			2026	**	10	\$44,200	B
HID	20%			2026	**	10	\$400	B

**Alarm**

## Security System

Generic	100%			2021	\$2,165,600	1	\$225,300	B
---------	------	--	--	------	-------------	---	-----------	---

## Fire/Smoke Detection

Generic	75%			2021	\$5,559,700	1-3	\$287,300	B
Generic	25%			2016	\$1,853,200	1-3	\$92,900	B

*Other Observation, Extent : Moderate, Area Affected : 20%*

*Location : Fire Alarm Room (basement)*

*Explanation : Aged Acme System Used For Fan Shut Down*

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Heating**

## Energy Source

Campus Steam	100%			2031	**	1		B
--------------	------	--	--	------	----	---	--	---

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Sub Basement*

*Explanation : Provided By Adjacent Building #6*

## Conversion Equipment

Heat Exchanger	25%			2034	**	1	\$73,600	B
----------------	-----	--	--	------	----	---	----------	---

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Sub-basement*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Sub-basement*

*Explanation : Serves Reheats And Unit Heaters*

Pres. Reducing Valve/LP Steam	75%			2030	**	5	\$26,500	B
-------------------------------	-----	--	--	------	----	---	----------	---

## Distribution

Hot Wtr Piping/Pump	40%			2029	**	4	\$11,700	B
Steam Piping/Pump	60%	Now	\$295,600	2031	**	4	\$17,600	B

*Corroded, Extent : Severe, Area Affected : 10%*

*Location : Sub Basement*

*Leak Evident, Extent : Moderate, Area Affected : 10%*

*Location : Steam Pipe Near PRV In Sub Basement Steam Room*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**

**Asset # : 55**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Terminal Devices								
Air Handler	25%			2016	\$951,200	1	\$91,900	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
Air Handler	25%			2029	**	1	\$91,900	B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Various Mechanical Equipment Rooms</i>							
Convector/Radiator	30%			2026	**	1	\$57,600	B
Fan Coil Unit/Heat	20%			2021	\$2,113,200	1	\$38,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces</i>							
<b>Air Conditioning</b>								
Energy Source								
Electricity	80%			2037	**	1		B
Steam/HW System	20%			2031	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	20%			2017	\$465,300	1	\$128,600	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Absorption Chillers</i>							
Centrifugal, Elec Chiller	40%			2030	**	1	\$257,200	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 3 Units</i>							
Window/Wall Unit	40%			2016	\$580,300	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	60%			2041	**	4	\$17,600	B
No Component	40%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	30%			2029	**	1	\$110,300	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
Air Handler/Cool/Ht	30%			2016	\$899,200	1	\$110,300	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
No Component	40%							D
<b>Heat Rejection</b>								
Water Cool Tower	60%			2025	**	2	\$358,500	B
No Component	40%							D
<b>Ventilation</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**

**Asset # : 55**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$331,100	B
Exhaust Fans								
Interior	95%			2016	\$741,100	2	\$17,400	B
Roof	5%			2016	\$28,100	2	\$900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$219,000	4	\$58,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 2 Units With 1000 Gallon Storage</i>						
		<i>1 Unit With 350 Gallon Storage Serves Kitchen Only</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$36,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (3) B-11, (5) B-12, (2) B-6</i>						
		<i>Explanation : 10 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$299,900	B
Sprinkler								
No Component	70%							D
Generic	30%			2041	* *	1-2	\$50,000	B
Fire Pump								
Generic	100%			2030	* *	1	\$111,100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
**Program / Asset #** : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$5,731,300</b>	<b>\$2,876,100</b>
Priority A	\$3,141,800	\$118,900
Priority B	\$2,515,600	\$1,962,700
Priority C	\$73,900	\$794,500
<b>Total</b>	<b>\$5,731,300</b>	<b>\$2,876,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$30,300	\$35,000		\$3,500
Interior Architecture	\$26,200	\$69,900	\$27,300	\$8,500
Electrical	\$19,400	\$74,300	\$21,100	\$17,300
Mechanical	\$17,000	\$39,100	\$34,800	\$15,200
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
<b>Total</b>	<b>\$144,200</b>	<b>\$269,600</b>	<b>\$134,500</b>	<b>\$95,900</b>
Priority A	\$30,300	\$35,000		\$3,500
Priority B	\$87,700	\$226,000	\$107,200	\$83,900
Priority C	\$26,200	\$8,500	\$27,300	\$8,500
<b>Total</b>	<b>\$144,200</b>	<b>\$269,600</b>	<b>\$134,500</b>	<b>\$95,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$118,900	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	Now	\$6,500	2041	**	5	\$5,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Walls.</i>								
<i>Explanation : Rusted Louver Panels.</i>								
Granite Panels	5%			LIFE	**	5	\$5,000	A
Window Wall	3%			2041	**	5	\$14,900	A
Windows								
Aluminum	10%			2043	**	5	\$7,000	A
Aluminum	88%	Now	\$3,099,000	2046	**	5	\$30,900	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout.</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Most Lintels Were Rusted From Window A/c Unit Condensation From Above.</i>								
Steel	2%	Now	\$42,700	2037	**	5	\$8,800	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$11,900	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Metal Panel	5%			2041	**	5	\$2,700	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor Roof.</i>								
<i>Explanation : Metal Panel Refers To Coping.</i>								
Metal Rail	10%			2034	**	5-10	\$25,300	A
Roof								
Modified Bitumen	80%	Now	\$23,800	2029	**			A
<i>Ponding, Extent : Light, Area Affected : 2%</i>								
<i>Location : 3rd Floor Roof Just Outside Bulkhead.</i>								
Traffic Topping	20%			2026	**	10	\$26,300	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.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2020	\$168,000	3	\$40,900	C
Cast in Place Concrete	5%	Now	\$10,800	LIFE	**	5	\$29,800	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2030	**	5	\$13,600	C
Quarry Tile	5%			2034	**	5	\$20,400	C
Terrazzo	5%			LIFE	**	5	\$10,600	C
Traffic Topping	5%			2026	**	5	\$17,000	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : In The Gym.</i>								
<i>Explanation : Refers To Plastic Interlocking Tiles.</i>								
Vinyl Tile	25%			2021	\$677,100	3	\$34,100	C
Vinyl Tile	30%			2026	**	3	\$30,700	C
Vinyl Tile	10%			2029	**	3	\$10,200	C
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : 9x9's</i>								
<b>Interior Walls</b>								
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
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room,</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	5%			LIFE	**	5	\$59,500	C
<b>Ceilings</b>								
AcousTile,Adhered	25%			2026	**	5	\$68,200	B
AcousTileSusp.Lay-In	15%	Now	\$85,400	2034	**	5	\$20,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$94,900	2041	**	5	\$6,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13th Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Floor Corridor</i>								
AcousTileSusp.Lay-In	20%			2026	**	5	\$54,500	B
Plaster	10%	Now	\$97,700	LIFE	**	5	\$17,000	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gym</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gym, Library</i>								
Plaster	25%			LIFE	**	5	\$42,600	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Amp Main Disconnect Switch</i>								
Fused Disc Sw	50%			2031	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amp</i>								
Transformers								
Dry Type	100%			2026	**	5	\$700	B
Switchgear / Switchboard								
Molded Case Bkrs	80%			2021	\$174,000	5	\$3,900	B
Molded Case Bkrs	20%			2041	**	5	\$1,000	B
Raceway								
Conduit	80%			2021	\$224,500	1		B
Conduit	20%			2041	**	1		B
Panelboards								
Molded Case Bkrs	85%			2020	\$240,100	5	\$4,200	B
Molded Case Bkrs	15%			2037	**	5	\$700	B
Wiring								
Braided Cloth	70%	2-4	\$222,200	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2041	**	1		B
Thermoplastic	20%			2031	**	1		B
Motor Controllers								
Locally Mounted	20%			2019	\$106,400	5	\$200	B
Motor Control Center	80%			2019	\$425,700	5	\$4,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	B
Lighting								
Interior Lighting								
Fluorescent	90%			2016	\$1,013,700	10	\$150,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8,T-12 And Some T-5</i>								
HID	2%			2016	\$15,900	10	\$100	B
Incandescent	8%			2016	\$90,100	2	\$300	B
Egress Lighting								
Emergency, Battery	50%			2016	\$39,400	10	\$22,000	B
Exit, Service	50%			2016	\$15,700	1		B
Exterior Lighting								
HID	100%			2021	\$80,400	10	\$600	B
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.



**HEALTH AND HOSPITALS CORP. - 819  
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Alarm</b>								
Security System Generic	100%			2026	**	1	\$69,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exit And Corridors.</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$114,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
<i>Explanation : Tied To Main Fire Alarm System (building 1)</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Campus Steam	100%			2041	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Adjacent Building #6</i>								
Conversion Equipment Heat Exchanger	50%			2024	\$23,100	1	\$45,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger Serves Hot Water Heating System</i>								
Pres. Reducing Valve/LP Steam	50%			2024	\$67,200	5	\$5,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Prv Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System</i>								
Distribution Hot Wtr Piping/Pump	80%			2043	**	4	\$10,800	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Recent Repipe Of Entire System</i>								
Steam Piping/Pump	20%	0-2	\$90,700	2021	\$302,300	4	\$1,800	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Terminal Devices Air Handler	20%	Now	\$233,500	2031	**	1	\$20,300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<i>Explanation : Equipmment On Extended Life With Evidence Of Severe Steam Coil Leaks</i>								
Convactor/Radiator	80%			2026	**	1	\$47,200	B

**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.*

*Maintenance \$ are aggregated over a 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**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Window/Wall Unit	70%			2016	\$311,600	1		B
No Component	30%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Leased Space</i>								
<i>Explanation : Chillers Under Construction For Data Center Use / Not Occupied By The Hospital.</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$40,600	B
No Component	60%							D
Exhaust Fans								
Interior	90%	Now	\$86,200	2021	\$215,400	2	\$4,000	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Roof	10%			2021	\$17,200	2	\$600	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$67,200	4	\$18,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 1,000 Gallon Storage Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Entire Site</i>								
<i>Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations</i>								
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-13, Penthouse.</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2041	**	1-5	\$92,000	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression Sprinkler							
No Component	90%						D
Generic	10%			2041	* *	1-2	\$5,100 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$129,700	\$485,900
Interior Architecture	\$408,800	\$1,093,400
Electrical		\$261,400
Mechanical	\$97,700	\$117,300
<b>Total</b>	<b>\$636,200</b>	<b>\$1,958,000</b>
Priority A	\$129,700	\$485,900
Priority B	\$190,400	\$1,108,900
Priority C	\$316,100	\$363,300
<b>Total</b>	<b>\$636,200</b>	<b>\$1,958,000</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$16,800	\$18,800	\$18,800	
Interior Architecture			\$49,300	
Electrical	\$57,200	\$54,200	\$58,300	\$66,000
Mechanical	\$203,900	\$118,600	\$218,400	\$118,600
Elevators/Escalators	\$82,300	\$82,300	\$82,300	\$82,300
<b>Total</b>	<b>\$360,300</b>	<b>\$273,900</b>	<b>\$427,000</b>	<b>\$266,900</b>
Priority A	\$16,800	\$18,800	\$18,800	
Priority B	\$343,500	\$255,100	\$359,000	\$266,900
Priority C			\$49,300	
<b>Total</b>	<b>\$360,300</b>	<b>\$273,900</b>	<b>\$427,000</b>	<b>\$266,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	Now	\$72,600	LIFE	**	5	\$6,300	A
<i>Efflorescence, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Masonry: Brick	60%			LIFE	**	5	\$120,200	A
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%			LIFE	**	5	\$50,100	A
<i>Efflorescence, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
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
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 4th Floor Roof Parapets.</i>								
Metal Panel	5%	Now	\$16,800	2041	**	5	\$3,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Low Roof Parapet Wall.</i>								
Roof								
Single Ply Membrane	100%			2029	**	10	\$208,400	A
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$36,800	LIFE	**	5	\$101,400	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Room.</i>								
Granite Panels	5%			LIFE	**	5	\$17,400	C
Vinyl Tile	85%			2029	**	3	\$147,800	C
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$40,400	C
Gypsum Board	58%	Now	\$279,300	LIFE	**	5	\$175,900	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout 4th Floor Mechanical Room.</i>								
Gypsum Board	15%			LIFE	**	5	\$45,500	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors Throughout.</i>								
<i>Explanation : This Area Of Gypsum Board Was Finished With Wall Covering.</i>								
Masonry: Brick	5%			LIFE	**			C
Masonry: Fieldstone	2%			LIFE	**			C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2038	**	5	\$185,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	40%			LIFE	**	5	\$231,800	B
Wood	10%			LIFE	**	5	\$405,600	B
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2047	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amp Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	90%			2038	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Transformers Rated At 112.5 75 , 45 And 30 Kva</i>								
Dry Type	10%			2038	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : G 007 (basement)</i>								
<i>Explanation : One 15 Kva Transformer For Fire Alarm</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	50%			2047	**	5	\$800	B
Fused Knife Sw	50%			2047	**	5	\$700	B
<b>Raceway</b>								
Conduit	100%			2047	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2043	**	5	\$8,300	B
<b>Wiring</b>								
Thermoplastic	100%			2047	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	30%			2038	**	5	\$600	B
Motor Control Center	70%			2038	**	5	\$6,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$4,600	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	95%			2038	**	1	\$92,100	B
Manual	5%			2047	**	5	\$100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2034	**	1	\$121,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 1125 Kva Generators</i>								
<b>Batteries</b>								
Lead/Acid	100%			2015	\$700	5	\$11,600	B
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	25%			2043	**	5	\$14,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 150 Gallons Tank.</i>								
<b>Main Tank</b>								
	75%			2056	**	5	\$6,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Three 20,000 Gallons Tank</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	92%			2029	**	10	\$261,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 And T-8 Lamps</i>								
<b>HID</b>								
	8%			2029	**	10	\$800	B
<b>Egress Lighting</b>								
<b>Emergency, Service</b>								
	70%			2029	**	1		B
<b>Exit, LED</b>								
	30%			2056	**	1		B
<b>Exterior Lighting</b>								
<b>HID</b>								
	100%			2029	**	10	\$1,000	B
<b>Alarm</b>								
<b>Security System</b>								
<b>Generic</b>								
	100%			2029	**	1	\$117,600	B
<b>Fire/Smoke Detection</b>								
<b>Generic</b>								
	100%			2029	**	1-3	\$194,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
<b>Interruptible Gas/Dual Fuel</b>								
	100%			2047	**	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parking Lot</i>								
<i>Explanation : 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	10%			2034	**	1	\$15,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces</i>							
Steam Boiler	90%			2038	**	1	\$276,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 4 Boilers Provide Steam To Building #1, #4, And #6</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2043	**	4	\$9,200	B
Steam Piping/Pump	60%			2047	**	4	\$13,800	B
<b>Terminal Devices</b>								
Air Handler	80%			2029	**	1	\$153,500	B
Fan Coil Unit/Heat	20%			2029	**	1	\$20,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Re-heat System</i>							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2034	**	1	\$335,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Chiller Room</i>							
	<i>Explanation : Two Chillers / R-123</i>							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2047	**	4	\$22,900	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	**	1	\$191,800	B
<b>Heat Rejection</b>								
Water Cool Tower	100%			2025	**	2	\$311,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Cooling Towers Twinned</i>							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$172,700	B
<b>Exhaust Fans</b>								
Interior	50%			2029	**	2	\$4,800	B
Roof	50%			2029	**	2	\$4,800	B
<b>Plumbing</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2047	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Booster Pumps</i>							
HW Heat Exchanger Low Temp	100%	Now	\$57,100	2041	**	4	\$30,700	B
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Building #1</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Building # 1</i>							
	<i>Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Backflow Preventer Generic	100%			2029	**	1	\$19,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (8) B To 8</i>							
	<i>Explanation : 8 Units</i>							
Hydraulic	20%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B To 2</i>							
	<i>Explanation : 2 Units</i>							
Escalators								
Under 20' Rise	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby To 1</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$156,500	B
Sprinkler								
Generic	100%			2047	**	1-2	\$86,900	B
Fire Pump								
Generic	100%			2034	**	1	\$58,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$659,900	\$102,500
Interior Architecture		\$46,700
Electrical	\$294,400	\$8,800
Mechanical		\$58,400
<b>Total</b>	<b>\$954,300</b>	<b>\$216,400</b>
Priority A	\$659,900	\$102,500
Priority B	\$294,400	\$67,300
Priority C		\$46,700
<b>Total</b>	<b>\$954,300</b>	<b>\$216,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$24,900	\$12,800		
Interior Architecture	\$92,500			\$700
Electrical	\$56,800	\$20,800	\$1,200	\$1,200
Mechanical	\$1,700	\$14,600	\$2,400	\$600
<b>Total</b>	<b>\$175,900</b>	<b>\$48,200</b>	<b>\$3,600</b>	<b>\$2,500</b>
Priority A	\$24,900	\$12,800		
Priority B	\$73,900	\$35,400	\$3,600	\$1,800
Priority C	\$77,100			\$700
<b>Total</b>	<b>\$175,900</b>	<b>\$48,200</b>	<b>\$3,600</b>	<b>\$2,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10**

**Asset # : 58**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
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
<b>Windows</b>								
Aluminum	100%	Now	\$410,800	2037	* *	5	\$6,800	A
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window Next To Garage Door.</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window By Garage Door.</i>								
<i>Explanation : Window Sill Lifted Up.</i>								
<b>Roof</b>								
Roll Roofing	100%	Now	\$24,900	2017	\$249,100	5	\$44,500	A
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Soffit Areas.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various.</i>								
<i>Explanation : Soffits Are Broken Through With Water Running From Them.</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	75%	Now	\$33,900	LIFE	* *	5	\$46,700	C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Severe Staining From Rusted Water.</i>								
Ceramic Tile	5%			2030	* *	5	\$1,400	C
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilet Room.</i>								
Vinyl Tile	20%	Now	\$17,000	2026	* *	3	\$2,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10**

**Asset # : 58**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement.</i>								
SGFT/Glazed Masonry	5%	Now	\$3,600	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Shop Wall At Corridor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shop Wall At Corridor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	8%			2034	**	5	\$2,300	B
AcousTileSusp.Lay-In	2%	Now	\$4,000	2041	**	5	\$300	B
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Facilities/ Administrative Office.</i>								
Exposed Concrete	10%	Now	\$11,400	LIFE	**	5	\$400	B
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Plaster	80%			LIFE	**	5	\$14,200	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%	2-4	\$1,700	2051	**	5		B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1200 Amp.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%	2-4	\$20,700	2051	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1200 Amp.</i>								
<b>Raceway</b>								
Conduit	90%			2021	\$20,300	1		B
Conduit	10%			2031	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10**  
**Asset # : 58**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	**	5	\$100	B
Molded Case Bkrs	70%	2-4	\$12,400	2046	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	20%			2029	**	5	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$14,200	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2031	**	1		B
Motor Controllers								
Locally Mounted	50%	2-4	\$6,600	2041	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Locally Mounted	50%			2019		5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	78%			2016	\$34,400	10	\$13,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	20%			2021	\$8,800	10	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 Lamps</i>								
Incandescent	2%			2016	\$900	2		B
Egress Lighting								
Exit, Service	100%			2016	\$3,300	1		B
Exterior Lighting								
HID	100%			2016	\$1,400	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2016	\$260,000	1-3	\$13,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 12</i>								
<i>Explanation : Pull Station And Bell</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10**

**Asset # : 58**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Campus Steam	100%			2031	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Steam Supplied From Adjacent Building</i>					
Distribution							
Steam Piping/Pump	100%			2031	**	4	\$1,400
Terminal Devices							
Convector/Radiator	60%			2026	**	1	\$3,700
Unit Heater-Stm/HW	40%			2021	\$58,400	4	\$700
Air Conditioning							
Energy Source							
Electricity	100%			2029	**	1	
Conversion Equipment							
Int Pkg Unit - Cooling	10%			2019	\$29,100	2	\$100
Window/Wall Unit	30%			2016	\$14,000	1	
No Component	60%						D
Heat Rejection							
Air Condenser Unit	10%			2021	\$1,800	2	\$1,300
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	10%			LIFE	**	2-5	\$1,100
No Component	90%						D
Exhaust Fans							
Interior	10%			2021	\$2,500	2	\$100
Wall Unit	40%			2021	\$13,700	2	\$200
No Component	50%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2031	**	1	
Water Heater							
Electric	100%			2020	\$3,500	4	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 200 Gallon Unit</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2021	\$10,800	4	\$1,300
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Generic	100%						B

**Fire Suppression**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 10**

**Asset # : 58**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression Sprinkler							
No Component	30%						D
Generic	70%			2041	* *	1-2	\$3,700 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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  
**Program / Asset #** : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$812,800	\$81,800
Interior Architecture	\$73,600	\$53,900
Electrical	\$936,100	\$285,000
Mechanical	\$53,400	\$47,800
<b>Total</b>	<b>\$1,875,900</b>	<b>\$468,500</b>
Priority A	\$812,800	\$81,800
Priority B	\$989,500	\$332,800
Priority C	\$73,600	\$53,900
<b>Total</b>	<b>\$1,875,900</b>	<b>\$468,500</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$94,300</b>	<b>\$100,700</b>	<b>\$19,000</b>	<b>\$17,900</b>
Priority A	\$3,800	\$30,600		
Priority B	\$17,100	\$70,200	\$16,100	\$15,000
Priority C	\$73,400		\$2,900	\$2,900
<b>Total</b>	<b>\$94,300</b>	<b>\$100,700</b>	<b>\$19,000</b>	<b>\$17,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

**Asset # : 57**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$51,700	A
Masonry: Brick	25%	Now	\$150,800	LIFE	**	5	\$21,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various.</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 1%</i>								
<i>Location : Rear Elevation.</i>								
Masonry: Brick	10%	Now	\$60,300	LIFE	**	5	\$8,600	A
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Spans.</i>								
Window Wall	5%	Now	\$432,000	2051	**	5	\$8,100	A
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Windows								
Aluminum	90%	2-4	\$85,000	2046	**	5	\$800	A
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Windows.</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Under Construction	10%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

**Asset # : 57**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	75%	0-2	\$3,800	LIFE	**	5	\$2,700	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations.</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Just Under Coping.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Mortar Is Pourous And Stained From Holding Moisture.</i>								
Masonry: Limestone	25%	0-2	\$84,700	LIFE	**	5	\$1,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
Roof								
Modified Bitumen	75%			2026	**	10	\$21,200	A
Skylight, Metal/Glass	5%			2041	**	10	\$4,700	A
Traffic Topping	20%			2026	**	10	\$9,400	A
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above The Walk Out Roof On The 2nd Level.</i>								
<i>Explanation : Concrete Overhang Showed Spalling Concrete With Exposed Rebar.</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	10%			2020	\$28,800	3	\$7,000	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices.</i>								
Cast in Place Concrete	5%	Now	\$700	LIFE	**	5	\$5,100	C
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : Rust Staining.</i>								
Ceramic Tile	5%	Now	\$21,600	2024	\$53,900	5	\$1,200	C
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Toilet Rooms.</i>								
Raised Access Floor	5%	Now	\$10,300	2030	**	5	\$4,400	C
<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various.</i>								
<i>Explanation : Worn/eroded.</i>								
Slate	5%			LIFE	**	5	\$2,500	C
Vinyl Tile	50%	Now	\$11,600	2026	**	3	\$8,800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout Building.</i>								
Vinyl Tile	10%			2026	**	3	\$1,800	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Throughout.</i>								
<i>Explanation : 9x9's.</i>								
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	C
<i>Paint Peeling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Building.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Building.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Offices Adjacent To Windows.</i>								
SGFT/Glazed Masonry	10%	Now	\$26,400	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								
Under Construction	10%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

**Asset # : 57**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$4,700	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Varies Locations Have Small Sections Of Tile Missing.</i>								
Exposed Concrete	5%	Now	\$1,900	LIFE	**	5	\$400	B
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement.</i>								
Plaster	75%			LIFE	**	5	\$21,900	B
Under Construction	10%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$29,900	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 (1200 Amp.)</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$93,200	5	\$1,200	B
Raceway								
Conduit	90%			2021	\$56,200	1		B
Conduit	10%			2031	**	1		B
Panelboards								
Molded Case Bkrs	90%	0-2	\$63,600	2046	**	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	10%			2029	**	5	\$100	B
Wiring								
Braided Cloth	70%	2-4	\$44,500	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$86,400	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$14,000	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

**Asset # : 57**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	100%			2029	**	5	\$5,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 285 Gallons.</i>						
Lighting								
Interior Lighting								
Fluorescent	30%			2021	\$49,300	10	\$8,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	66%			2016	\$108,400	10	\$18,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T12 Lamps</i>						
HID	2%			2016	\$2,700	10		B
Incandescent	2%			2016	\$3,300	2		B
Egress Lighting								
Emergency, Service	49%			2016	\$2,600	1		B
Emergency, Battery	1%			2021	\$100	10	\$100	B
Exit, Service	50%			2016	\$2,700	1		B
Exterior Lighting								
HID	10%			2016	\$2,000	10		B
Incandescent	90%			2016	\$21,400	2	\$100	B
Alarm								
Security System								
Generic	100%			2016	\$162,700	1	\$16,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fixed Cameras</i>						
Fire/Smoke Detection								
Generic	100%			2016	\$557,000	1-3	\$27,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 1 4,000 Gallon Tank For #2 Fuel</i>						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**

**Asset # : 57**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
HTHW/HW Exchanger	50%			2024	\$5,000	2	\$1,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam To Hot Water</i>							
Steam Boiler	50%			2038	**	1	\$15,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Boilers</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	80%			2043	**	4	\$1,900	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Steam Piping/Pump	20%			2047	**	4	\$500	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2038	**	1	\$10,100	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	1		B
<b>Conversion Equipment</b>								
Int Pkg Unit - Cooling	10%			2019	\$47,800	2	\$200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Computer Area</i>							
	<i>Explanation : Split Units Serve This Area</i>							
Window/Wall Unit	70%			2016	\$53,400	1		B
No Component	20%							D
<b>Heat Rejection</b>								
Remote Air Cond	10%			2026	**	2	\$2,200	B
No Component	90%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$7,000	B
No Component	60%							D
<b>Exhaust Fans</b>								
Interior	40%			2021	\$16,400	2	\$400	B
No Component	60%							D
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2031	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Plumbing</b>								
Water Heater Gas Fired	100%			2020	\$8,600	2	\$500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Indirect Fired Unit 200 Gallons</i>							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2029	* *	4	\$1,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Duplex Unit</i>							
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-6</i>							
	<i>Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	80%							D
Generic	20%			2041	* *	1-2	\$1,800	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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**  
**Program / Asset #** : **HHC0009.020 / 126** **Yr Built/Renovated** : **1948 / 2006**  
**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$44,500	\$381,100
Interior Architecture	\$640,300	\$1,152,700
Electrical	\$166,500	\$369,900
Mechanical		\$1,723,600
<b>Total</b>	<b>\$851,300</b>	<b>\$3,627,200</b>
Priority A	\$44,500	\$381,100
Priority B	\$334,600	\$2,145,400
Priority C	\$472,200	\$1,100,800
<b>Total</b>	<b>\$851,300</b>	<b>\$3,627,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$7,400		\$85,200	\$64,200
Interior Architecture	\$22,500	\$2,700		\$23,100
Electrical	\$74,800	\$40,700	\$41,300	\$51,300
Mechanical	\$77,900	\$39,800	\$106,000	\$56,200
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$218,200</b>	<b>\$118,800</b>	<b>\$268,000</b>	<b>\$230,400</b>
Priority A	\$7,400		\$85,200	\$64,200
Priority B	\$188,200	\$116,100	\$182,800	\$143,100
Priority C	\$22,500	\$2,700		\$23,100
<b>Total</b>	<b>\$218,200</b>	<b>\$118,800</b>	<b>\$268,000</b>	<b>\$230,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels</i>								
Metal Panel	2%			2048	**	5-10	\$45,600	A
Panel/Paver: Limestone	5%			LIFE	**	5	\$12,400	A
Window Wall	5%			2048	**	5	\$62,100	A
<b>Windows</b>								
Aluminum	95%			2044	**	5	\$51,700	A
Metal Louvers	5%			2031	**	10	\$17,000	A
<b>Parapets</b>								
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
<b>Roof</b>								
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
<b>Interior</b>								
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	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	33%			2030	**	3	\$44,800	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2025	**	5	\$22,700	C
Glass: Single Pane	2%			LIFE	**	5	\$6,800	C
Gypsum Board	18%			LIFE	**	5	\$49,000	C
Gypsum Board	20%			LIFE	**	5	\$54,400	C
Metal Panel	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$34,000	C
SGFT/Glazed Masonry	25%			LIFE	**			C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

Interior

Ceilings

AcousTileConcealSpLn	25%	Now	\$41,800	2027	**	5	\$32,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2035	**	5	\$103,900	B
Gypsum Board	5%			LIFE	**	5	\$13,000	B
Plaster	20%	Now	\$74,400	LIFE	**	5	\$26,000	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2022	\$63,700	5	\$6,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5000 Amps And Two 1600 Amps Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2035	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 480/208/120v</i>								

Switchgear / Switchboard

Fused Disc Sw	30%			2022	\$65,200	5	\$300	B
Fused Disc Sw	20%			2042	**	5	\$200	B
Molded Case Bkrs	50%			2042	**	5	\$3,100	B

Raceway

Conduit	20%			2022	\$56,100	1		B
Conduit	80%			2042	**	1		B

Panelboards

Fused Disc Sw	5%			2021	\$14,100	5	\$300	B
Molded Case Bkrs	95%			2038	**	5	\$5,900	B

Wiring

Braided Cloth	10%	2-4	\$31,700	2047	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged</i>								

Thermoplastic	90%			2042	**	1		B
---------------	-----	--	--	------	----	---	--	---

Motor Controllers

Locally Mounted	100%			2020	\$184,800	5	\$1,600	B
-----------------	------	--	--	------	-----------	---	---------	---

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,500	B
---------	------	--	--	------	----	---	---------	---

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.*

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$72,300	B
Generators								
Diesel	100%			2031	**	1	\$90,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 750 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$8,700	B
Fuel Storage								
Day Tank	50%			2038	**	5	\$16,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2050	**	5	\$2,700	B
Lighting								
Interior Lighting								
Fluorescent	95%			2027	**	10	\$158,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	5%			2027	**	10	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2027	**	1		B
Exit, LED	50%			2037	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$700	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	**	5	\$1,000	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2027	**	1	\$61,400	B
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$149,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	* *	5	\$10,800	B
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$9,000	B
Terminal Devices								
Air Handler	50%			2027	* *	1	\$56,200	B
Convactor/Radiator	50%			2027	* *	1	\$29,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller Window/Wall Unit	50%			2027	* *	1	\$42,100	B
Window/Wall Unit	50%			2020		1	\$221,700	B
Distribution								
Chilled Wtr Pipe/Pump	50%			2042	* *	4	\$4,500	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$112,400	B
Heat Rejection								
Water Cool Tower	100%			2023		2	\$182,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$50,600	B
No Component	50%							D
Exhaust Fans								
Interior	100%			2022		2	\$5,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2020		1	\$644,200	B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$18,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$1,300	B
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Backflow Preventer								
Generic	100%			2027	* *	1	\$11,200	B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport Elevators							
Geared Traction	25%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
		<i>Location : Elevator Machinery Room</i>					
		<i>Explanation : 1 Unit Not Rebuilt</i>					
Gearless Traction	75%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
		<i>Location : Penthouse Level</i>					
		<i>Explanation : 3 Units Rebuilt With Direct Drive</i>					
Fire Suppression Standpipe							
Generic	100%			2032	* *	1-5	\$91,700 B
Sprinkler							
Generic	100%			2042	* *	1-2	\$50,900 B
Fire Pump							
Generic	100%			2031	* *	1	\$34,000 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,852,500	\$261,000
Interior Architecture	\$369,900	
Electrical	\$531,000	\$260,100
<b>Total</b>	<b>\$2,753,400</b>	<b>\$521,100</b>
Priority A	\$1,852,500	\$261,000
Priority B	\$531,000	\$260,100
Priority C	\$369,900	
<b>Total</b>	<b>\$2,753,400</b>	<b>\$521,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$147,000</b>	<b>\$17,600</b>	<b>\$43,900</b>	<b>\$20,200</b>
Priority A	\$91,600			
Priority B	\$17,100	\$17,600	\$39,200	\$17,100
Priority C	\$38,200		\$4,700	\$3,100
<b>Total</b>	<b>\$147,000</b>	<b>\$17,600</b>	<b>\$43,900</b>	<b>\$20,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$601,000	LIFE	**	5	\$85,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,100	A
Masonry: Limestone	2%	Now	\$25,000	LIFE	**	5	\$1,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$31,300	2027	**	5	\$6,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<b>Windows</b>								
Aluminum	95%	0-2	\$1,079,700	2047	**	5	\$10,800	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	5%	0-2	\$69,000	2047	**	5	\$7,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$37,900	LIFE	**	5	\$5,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	Now	\$9,300	2042	**	5	\$2,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	20%	0-2	\$26,100	2032	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Lower Roof</i>								
IRMA/Protected Membrane	78%			2022	\$175,200	10	\$18,100	A
Skylight, Metal/Glass	2%	0-2	\$65,100	2052	**			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%	Now	\$38,200	2024	\$38,200	3	\$9,300	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Penthouse</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
Terrazzo	30%			LIFE	**	5	\$14,500	C
Vinyl Tile	60%			2017	\$369,900	3	\$14,000	C
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$4,300	C
Plaster	90%			LIFE	**	5	\$19,400	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2027	**	5	\$3,100	B
Exposed Concrete	20%			LIFE	**	5	\$1,900	B
Plaster	75%			LIFE	**	5	\$29,100	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2022	\$16,700	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service No Ratings Available</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2022	\$93,200	5	\$1,100	B
<b>Raceway</b>								
Conduit	90%			2022	\$80,000	1		B
Conduit	10%			2032	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2021	\$82,400	5	\$1,100	B
Wiring								
Braided Cloth	90%	2-4	\$84,000	2047	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2032	**	1		B
Motor Controllers								
Locally Mounted	90%	2-4	\$40,700	2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life.</i>								
Locally Mounted	10%			2020	\$4,500	5		B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	1	\$13,000	B
Lighting								
Interior Lighting								
Fluorescent	95%			2017	\$370,100	10	\$36,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	5%			2017	\$19,500	2		B
Egress Lighting								
Exit, Service	100%			2022	\$7,200	1		B
Exterior Lighting								
Not Accessible	100%							D
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B
Conversion Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Is Not Occupied</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
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							
Elevators							
Not Accessible	100%						D
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Fire Suppression								
Fire Pump								
Not Accessible	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$2,222,100	\$523,300
Interior Architecture	\$690,600	\$318,800
Electrical	\$1,334,900	\$535,300
<b>Total</b>	<b>\$4,247,600</b>	<b>\$1,377,400</b>
Priority A	\$2,222,100	\$523,300
Priority B	\$1,334,900	\$583,100
Priority C	\$690,600	\$271,000
<b>Total</b>	<b>\$4,247,600</b>	<b>\$1,377,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$44,800</b>	<b>\$52,300</b>	<b>\$61,400</b>	<b>\$117,500</b>
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
<b>Total</b>	<b>\$44,800</b>	<b>\$52,300</b>	<b>\$61,400</b>	<b>\$117,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**

**Asset # : 127**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$691,500	LIFE	**	5	\$197,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Northeast Wing Above Upper Floor Windows</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$184,400	LIFE	**	5	\$13,200	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	5%	Now	\$172,300	LIFE	**	5	\$9,900	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Spandrels, North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Spandrels, North And South Facades</i>								
Metal: Cage/Fence	15%	Now	\$176,300	2035	**	5	\$86,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout The North East And West Wings And South East And West Wings</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The North East And West Wings And South East And West Wings</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The North East And West Wings And South East And West Wings</i>								
Windows								
Aluminum	20%			2030	**	5	\$1,100	A
Metal/Detention Type	15%	0-2	\$218,200	2052	**	5	\$1,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 5th And 6th Floors</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 5th Floor</i>								
Steel	65%			2021		5	\$46,400	A
Parapets								
Masonry: Brick	90%	Now	\$118,000	LIFE	**	5	\$8,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location :</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$11,800	LIFE	**	5	\$1,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**

**Asset # : 127**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	50%	0-2	\$207,200	2032	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
Metal Panel	5%			2027	**	10	\$6,700	A
Panel/Paver: Cer/Brk	45%	0-2	\$454,200	2052	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor, Terrace Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor, Terrace Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor, Terrace Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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	**			C
<b>Ceilings</b>								
AcousTile,Adhered	25%			2027	**	5	\$34,800	B
Exposed Concrete	20%			LIFE	**	5	\$4,300	B
Plaster	55%			LIFE	**	5	\$47,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2022	\$33,900	5	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 3000a</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	20%			2022	\$21,700	5	\$100	B
Molded Case Bkrs	80%			2022	\$87,000	5	\$2,900	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**

**Asset # : 127**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	90%			2022	\$126,300	1		B
Conduit	10%			2032	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	90%			2021	\$105,900	5	\$3,200	B
Molded Case Bkrs	10%			2030	**	5	\$400	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$111,100	2047	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	30%			2032	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2020	\$216,200	5	\$900	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2027	**	1	\$41,600	B
<b>Generators</b>								
Not Accessible	100%							D
<b>Batteries</b>								
Not Accessible	100%							D
<b>Fuel Storage</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	96%			2017	\$1,039,800	10	\$81,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	4%			2017	\$43,600	2	\$100	B
<b>Egress Lighting</b>								
Exit, Service	100%			2027	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2017	\$58,600	10	\$400	B
<b>Alarm</b>								
<b>Security System</b>								
Not Accessible	100%							D
<b>Fire/Smoke Detection</b>								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**

**Asset # : 127**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>							
Energy Source							
Campus Steam	100%			2032	* *	1	
Conversion Equipment							
Not Accessible	100%						D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location :</i>					
		<i>Explanation : This Building Is Not Occupied</i>					
Distribution							
Not Accessible	100%						D
Terminal Devices							
Not Accessible	100%						D
<b>Air Conditioning</b>							
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
<b>Ventilation</b>							
Distribution							
Not Accessible	100%						D
Exhaust Fans							
Not Accessible	100%						D
<b>Plumbing</b>							
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
<b>Vertical Transport</b>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**

**Asset # : 127**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$3,453,900</b>	<b>\$1,504,800</b>
Priority A	\$1,477,300	\$141,400
Priority B	\$1,516,600	\$1,363,500
Priority C	\$460,000	
<b>Total</b>	<b>\$3,453,900</b>	<b>\$1,504,800</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$68,700</b>	<b>\$15,100</b>	<b>\$103,900</b>	<b>\$56,400</b>
Priority A	\$20,500		\$30,300	
Priority B	\$28,300	\$15,100	\$73,600	\$52,100
Priority C	\$19,900			\$4,200
<b>Total</b>	<b>\$68,700</b>	<b>\$15,100</b>	<b>\$103,900</b>	<b>\$56,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**

**Asset # : 299**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$535,300	LIFE	**	5	\$50,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof At Vertical Piers Of Terrace</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof At Vertical Brick Piers At Terrace</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof At Vertical Piers Of Terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Exit #5 In Basement</i>								
Masonry: Limestone	5%	Now	\$35,100	LIFE	**	5	\$2,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Coping, Spandrels</i>								
Windows								
Wood	100%	Now	\$591,200	2047	**	5	\$90,400	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$51,500	LIFE	**	5	\$7,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$20,500	LIFE	**	5	\$1,000	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Cornice And Coping</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**

**Asset # : 299**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	60%	Now	\$164,200	2032	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof, West Side.</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof, West Side</i>								
Copper/Terne	25%			2037	**	10	\$30,300	A
Panel/Paver: Cer/Brk	15%	Now	\$100,000	2052	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	C
Terrazzo	40%			LIFE	**	5	\$21,200	C
Vinyl Tile	50%	0-2	\$337,600	2032	**	3	\$12,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2025	**	5	\$3,600	C
Plaster	90%	Now	\$122,500	LIFE	**	5	\$19,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
Plywood/Hardboard	5%	Now	\$18,100	LIFE	**			C
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
Plaster	100%	Now	\$121,700	LIFE	**	5	\$42,500	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**

**Asset # : 299**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2022	\$16,700	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1200 Amps Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$69,900	2052	**	5	\$100	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Electrical Room</i>							
<hr/>								
Molded Case Bkrs	10%			2022	\$7,800	5	\$100	B
<hr/>								
Raceway								
Conduit	100%			2022	\$71,200	1		B
<hr/>								
Panelboards								
Fused Disc Sw	5%			2021	\$2,600	5	\$100	B
Fused Knife Sw	5%	2-4	\$2,600	2047	**	5		B
	<i>Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
<hr/>								
Molded Case Bkrs	40%			2030	**	5	\$500	B
Molded Case Bkrs	50%			2021	\$26,500	5	\$700	B
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$65,000	2047	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<hr/>								
Thermoplastic	20%			2022	\$16,200	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2020	\$64,100	5	\$300	B
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2020	\$11,300	1	\$15,700	B
<hr/>								
Generators								
Diesel	100%			2018	\$76,500	1	\$19,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : One 60 Kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2015	\$700	5	\$1,900	B
<hr/>								
Fuel Storage								
Main Tank	100%			2025	**	5	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Outside</i>							
	<i>Explanation : One 100 Gals</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**

**Asset # : 299**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2017	\$428,700	10	\$39,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Incandescent	5%			2017	\$22,900	2	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	40%			2017	\$3,100	1		B
Emergency, Battery	10%			2022	\$2,000	10	\$1,100	B
Exit, Service	50%			2017	\$3,900	1		B
<b>Exterior Lighting</b>								
HID	100%			2017	\$22,100	10	\$200	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2022	\$91,500	1	\$9,500	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2017	\$626,500	1-3	\$31,400	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2032	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : Steam Supplied From Power House</i>						
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2018	\$33,500	5	\$2,700	B
<b>Distribution</b>								
Steam Piping/Pump	100%			2022	\$144,400	4	\$2,200	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2020	\$569,400	1	\$14,700	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2030	* *	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	80%			2017	\$88,800	1		B
No Component	20%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,500	B
No Component	90%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**  
**Asset # : 299**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	10%			2022	\$7,400	2	\$100	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$8,100	2022	\$161,200	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Water Main, And Basement</i>					
HW Heat Exchanger								
Low Temp	100%			2022	\$16,700	4	\$4,500	B
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Coil Connection</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2030	**	1	\$2,800	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Enclosure Near Sidewalk</i>					
			<i>Explanation : Located Outside Bldg</i>					
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-4</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2022	\$192,600	1-5	\$22,900	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$3,075,700	\$52,000
Interior Architecture	\$724,600	
Electrical	\$1,269,800	\$430,800
Mechanical		\$810,700
<b>Total</b>	<b>\$5,070,000</b>	<b>\$1,293,600</b>
Priority A	\$3,075,700	\$52,000
Priority B	\$1,309,900	\$1,241,600
Priority C	\$684,400	
<b>Total</b>	<b>\$5,070,000</b>	<b>\$1,293,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$19,500			
Interior Architecture	\$37,900		\$34,600	\$3,600
Electrical	\$16,000	\$16,100	\$35,500	\$11,600
Mechanical	\$30,100	\$8,600	\$39,700	\$11,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$113,400</b>	<b>\$34,600</b>	<b>\$119,700</b>	<b>\$36,900</b>
Priority A	\$19,500			
Priority B	\$65,300	\$34,600	\$85,100	\$33,300
Priority C	\$28,700		\$34,600	\$3,600
<b>Total</b>	<b>\$113,400</b>	<b>\$34,600</b>	<b>\$119,700</b>	<b>\$36,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**

**Asset # : 108**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$546,200	LIFE	**	5	\$52,000	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade, Bulkheads, Corners</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, Bulkheads, Corners, Areaway(s)</i>								
Granite Panels	35%	Now	\$510,400	LIFE	**	5	\$30,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Loose/Miss Fasteners, Extent : Light, Area Affected : 35%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	10%	Now	\$448,200	LIFE	**	5	\$8,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Slate Panels	5%	Now	\$36,300	LIFE	**	5	\$4,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$16,600	2042	**	5	\$10,800	A
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	95%	Now	\$1,225,600	2047	**	5	\$12,200	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2031	**	10	\$8,000	A
Parapets								
Masonry: Brick	70%	Now	\$100,800	LIFE	**	5	\$4,800	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Granite Panels	20%	Now	\$38,200	LIFE	**	5	\$1,500	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>							
	<i>Location : North Facade, South Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : North Facade, South Facade</i>							
Panel/Paver: Limestone	10%			LIFE	**	5	\$800	A
Roof								
Built-Up (BUR)	95%	Now	\$170,200	2032	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 5th Floor Corridor Near Elevator</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2035	**	10	\$2,900	A
Interior								
Floors								
Quarry Tile	35%			2027	**	5	\$60,600	C
Terrazzo	10%			LIFE	**	5	\$9,000	C
Vinyl Tile	30%			2017	\$344,000	3	\$13,000	C
Vinyl Tile	25%	Now	\$28,700	2027	**	3	\$10,800	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$16,200	C
Masonry: Brick	10%			LIFE	**			C
SGFT/Glazed Masonry	70%	Now	\$340,500	LIFE	**			C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Interior								
Ceilings								
AcousTileConcealSpLn	20%	Now	\$9,300	2027	**	5	\$14,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Elevator</i>								
AcousTileSusp.Lay-In	45%	Now	\$36,200	2027	**	5	\$26,000	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%	Now	\$4,000	2035	**	5	\$2,900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Elevator</i>								
Exposed Concrete	30%			LIFE	**	5	\$5,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2022	\$23,900	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 1600 Amps Main Disconnect Switch</i>								
Fused Disc Sw	25%			2022	\$8,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	90%			2022	\$125,800	5	\$400	B
Fused Disc Sw	10%			2022	\$14,000	5		B
Raceway								
Conduit	100%			2022	\$69,800	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$4,700	5	\$100	B
Molded Case Bkrs	95%			2021	\$89,400	5	\$1,900	B
Wiring								
Braided Cloth	90%	2-4	\$75,000	2047	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2022	\$8,300	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$4,400	5	\$100	B
Motor Control Center	80%			2020	\$145,800	5	\$1,700	B

Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$11,300	1	\$23,500	B
Generators								
Diesel	100%			2018	\$76,500	1	\$29,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 150 Kw</i>								
Batteries								
Lead/Acid	100%			2015	\$700	5	\$2,800	B
Fuel Storage								
Day Tank	50%			2021	\$3,300	5	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gals.</i>								
Main Tank	50%			2025	**	5	\$1,100	B
Lighting								
Interior Lighting								
Fluorescent	95%			2017	\$115,200	10	\$66,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	5%			2017	\$6,100	2	\$100	B
Egress Lighting								
Exit, Service	50%			2022	\$6,600	1		B
Exit, Service	50%			2022	\$6,600	1		B
Exterior Lighting								
HID	100%			2017	\$15,800	10	\$200	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2030	**	1	\$19,900	B
Fire/Smoke Detection								
Generic	100%			2017	\$936,700	1-3	\$47,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	* *	5	\$4,500	B
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$5,600	B
Terminal Devices								
Air Handler	40%			2022	\$195,100	1	\$18,900	B
Convactor/Radiator	40%			2027	* *	1	\$9,900	B
Fan Coil Unit/Heat	20%			2022	\$270,800	1	\$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2027	* *	1	\$14,100	B
Window/Wall Unit	60%			2020	\$111,600	1		B
Terminal Devices								
Direct Expansion	100%			2027	* *	1		B
Heat Rejection								
Water Cool Tower	100%			2023	\$233,300	2	\$76,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,400	B
Exhaust Fans								
Interior	10%			2022	\$8,100	2	\$200	B
Roof	90%			2027	* *	2	\$2,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$5,400	2027	* *	1		B
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : House Pump</i>								
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$7,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,800	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2022	\$10,800	4	\$1,300	B
Backflow Preventer								
Generic	100%			2027	* *	1	\$4,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Located Outside Bldg.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**

**Asset # : 108**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$38,400	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$89,100	\$854,000
Interior Architecture	\$137,800	\$537,500
Electrical		\$238,200
Mechanical	\$32,200	\$160,900
<b>Total</b>	<b>\$259,100</b>	<b>\$1,790,600</b>
Priority A	\$89,100	\$854,000
Priority B	\$170,000	\$628,800
Priority C		\$307,800
<b>Total</b>	<b>\$259,100</b>	<b>\$1,790,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture				\$13,600
Interior Architecture			\$34,500	
Electrical	\$39,300	\$71,000	\$46,400	\$43,700
Mechanical	\$135,200	\$74,900	\$184,300	\$71,300
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
<b>Total</b>	<b>\$229,800</b>	<b>\$201,100</b>	<b>\$320,500</b>	<b>\$183,900</b>
Priority A				\$13,600
Priority B	\$229,800	\$201,100	\$286,000	\$170,300
Priority C			\$34,500	
<b>Total</b>	<b>\$229,800</b>	<b>\$201,100</b>	<b>\$320,500</b>	<b>\$183,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$26,600	A
Pre-Cast Concrete	60%			LIFE	**	5	\$552,200	A
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : All Elevations Below Roof Level That Don't Incorporate The Linear Ribbed Panel.</i>							
	<i>Explanation : This Particular Panel System Incorporated A Uniform Finish.</i>							
Pre-Cast Concrete	20%			LIFE	**	5	\$184,100	A
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Building Side Elevations.</i>							
	<i>Explanation : This Particular System Incorporated A Linear Ribbed Finish.</i>							
Stucco Cement	15%			2038	**	5	\$106,200	A
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels.</i>							
	<i>Explanation : With This Component We Are Referring To An Eifs.</i>							
<b>Windows</b>								
Aluminum	100%			2043	**	5	\$22,900	A
<b>Parapets</b>								
Concrete Masonry Unit	60%			LIFE	**	5	\$6,400	A
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Exterior Finish Is Eifs</i>							
Metal Rail	35%			2038	**	5-10	\$59,300	A
Metal: Cage/Fence	5%			2038	**	5-10	\$3,600	A
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 7th Floor</i>							
	<i>Explanation : 7th Floor Walk Out Roof Area Parapets.</i>							
<b>Roof</b>								
IRMA/Protected Membrane	75%			2029	**	10	\$64,600	A
Plaza Roof: Stone Panels	20%			2047	**			A
Single Ply Membrane	5%			2029	**	10	\$4,300	A
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 7th Floor Walk Out Roof.</i>							
	<i>Explanation : 7th Floor Walk Out Roof Areas Contained An Astro-turf Surface.</i>							
<b>Interior</b>								
<b>Floors</b>								
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
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Bathrooms</i>							
	<i>Explanation : Epoxy Flooring With Abrasive Topping</i>							
Vinyl Tile	75%			2029	**	3	\$103,400	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Interior

## Interior Walls

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

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : All Floors With The Exception Of The Basement And Penthouse.*

*Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering Below The Horizontal Impact Strip Protection.*

## Ceilings

AcousTileSusp.Lay-In	75%			2038	**	5	\$275,600	B
Exposed Concrete	5%			LIFE	**	5	\$2,900	B

*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	B
Metal Panel	10%			LIFE	**	5	\$45,900	B

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Penthouse Ceiling.*

*Explanation : Corrugated Decking Over Steel Framing.*

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2047	**	5	\$1,100	B
---------------	------	--	--	------	----	---	---------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2-4000 Amperes Main Service Switches.*

## Transformers

Dry Type	100%			2038	**	5	\$900	B
----------	------	--	--	------	----	---	-------	---

*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	B
Molded Case Bkrs	50%			2047	**	5	\$3,300	B

## Raceway

Conduit	100%			2047	**	1		B
---------	------	--	--	------	----	---	--	---

## Panelboards

Fused Disc Sw	30%			2043	**	5	\$1,700	B
Molded Case Bkrs	70%			2043	**	5	\$4,600	B

## Wiring

Thermoplastic	100%			2047	**	1		B
---------------	------	--	--	------	----	---	--	---

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$800	B
		<i>Variable Speed Drives, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
Locally Mounted	50%			2038	**	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Connected To Main Water Pipe.</i>						
Stand-by Power								
Transfer Switches								
Automatic	90%			2038	**	1	\$68,200	B
Manual	10%			2047	**	5	\$100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Near Winthrop Entrance</i>						
		<i>Explanation : Outside Of Building</i>						
Generators								
Diesel	100%			2034	**	1	\$95,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : 1750 Kw Genset.</i>						
Batteries								
Nickel Cadmium	100%			2016		5	\$54,800	B
Fuel Storage								
Main Tank	100%			2056	**	5	\$7,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Tank Maximum Capacity Is 10,000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2029	**	10	\$180,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	19%			2029	**	10	\$42,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor And Upper Floor Corridors</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	1%			2021		10	\$2,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Elevators</i>						
		<i>Explanation : T-12 Lamps</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting Emergency, Battery	10%			2029	* *	10	\$5,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Penthouse</i>								
<i>Explanation : Battery Pack Emergency Lights Are Present In The Electrical And Mechanical Rooms Only</i>								
Exit, Service	90%			2029	* *	1		B
<b>Exterior Lighting</b>								
Fluorescent	100%			2029	* *	10	\$22,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2029	* *	1	\$91,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cctv-surveillance Camera And Intrusion Alarm System Are Both Functional.</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	* *	1-3	\$151,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm System Is Functional</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2047	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : High Press Steam From Hospital Steam Plant. Dual Fuel With 36,000 Gallon Storage</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	40%			2034	* *	1	\$48,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : (2) Low Press Steam To Heating Hot Water Heat Exchangers For Reheat Coils And Terminal Units</i>								
Pres. Reducing Valve/LP Steam	60%			2034	* *	5	\$8,800	B
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement And Ph Mechanical Rooms, Lps To All Ahu's Heating Coil</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Hps, Press Reducing Station Takes 150 Psi To Mps 50 Psi To Lps 10 Psi</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	25%			2043	**	4	\$4,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Hw Piping To All Reheat Coils And Terminal Units (cab Htr, Unit Htr, Etc)</i>								
<i>Vfd</i>								
Steam Piping/Pump	75%			2047	**	4	\$13,600	B
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement And Pent House Mechanical Rooms For Htg Coils At All Ahu's</i>								
<b>Terminal Devices</b>								
Air Handler	60%			2029	**	1	\$91,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Throughout The Buidling</i>								
<i>Explanation : Reheat Coils Serving All Constant Volume System; 18 Units, Vfd</i>								
Convactor/Radiator	20%			2038	**	1	\$15,900	B
Unit Heater-Stm/HW	20%			2029	**	4	\$4,500	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2043	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	95%			2034	**	1	\$252,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : (3) Chillers, 500 Tons Each; R134a</i>								
Int Pkg Unit - Cooling	5%			2025	**	2	\$800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Floors/2 Closets/floor</i>								
<i>Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	60%			2047	**	4	\$10,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Vfd</i>								
Ductwork/Diffusers	40%			LIFE	**	2	\$127,800	B
<b>Terminal Devices</b>								
Direct Expansion	5%			2029	**	1		B
Air Handler/Cool/Ht	95%			2029	**	1	\$144,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement/penthouse Mechanical Rooms</i>								
<i>Explanation : Constant Volume With Reheat; 18 Units</i>								
<b>Heat Rejection</b>								
Evap Condenser	5%			2029	**	2	\$8,600	B
Water Cool Tower	95%			2025	**	2	\$234,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Vfd; 3 Condenser Pumps, 1 Back-up; Sand Filter</i>								

**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.*

*Maintenance \$ are aggregated over a 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 R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$136,900	B
Exhaust Fans								
Interior	5%			2029	**	2	\$400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Dedicated Ventilation For Refrigerant</i>						
Roof	95%			2029	**	2	\$7,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Booster Pumps With Clayton Valves</i>						
Water Heater								
Gas Fired	100%			2020	\$67,900	2	\$3,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : (3) Heaters Are Not Fully Utilized; Could Use Hps Heat Exchanger As More Effic Option</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	50%			2029	**	4	\$700	B
Submersible	50%			2016	\$3,300	4	\$1,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : (1) For Basement Sanitary &amp; Floor Drain</i>						
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : Dual Unit, Lead/lag</i>						
Backflow Preventer								
Generic	50%			2029	**	1	\$7,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Independent Sources Of Water For Fire Suppression</i>						
Generic	50%			2029	**	1	\$7,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Independent Sources Of Building Domestic Water</i>						
Fixtures								
Generic	100%							B
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**

**Asset # : 107**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
	<i>Explanation : 6 Serve 1 To 7</i>						
	<i>1 Serves B To R</i>						
	<i>1 Serves B To 6</i>						
	<i>8 Total</i>						
Fire Suppression							
Standpipe							
Generic	100%			2041	* *	1-5	\$124,000 B
Sprinkler							
Generic	100%			2041	* *	1-2	\$68,900 B
Fire Pump							
Generic	100%			2030	* *	1	\$45,900 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$4,175,900</b>	<b>\$4,066,700</b>
Priority A	\$1,714,400	\$276,800
Priority B	\$1,870,500	\$3,734,800
Priority C	\$591,000	\$55,100
<b>Total</b>	<b>\$4,175,900</b>	<b>\$4,066,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$104,100			\$1,300
Interior Architecture	\$206,200		\$6,900	\$16,500
Electrical	\$33,100	\$34,000	\$72,000	\$38,100
Mechanical	\$15,400	\$15,600	\$55,900	\$18,600
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
<b>Total</b>	<b>\$402,200</b>	<b>\$93,000</b>	<b>\$178,200</b>	<b>\$118,000</b>
Priority A	\$104,100			\$1,300
Priority B	\$114,800	\$93,000	\$171,300	\$100,100
Priority C	\$183,200		\$6,900	\$16,500
<b>Total</b>	<b>\$402,200</b>	<b>\$93,000</b>	<b>\$178,200</b>	<b>\$118,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$81,800	A
Masonry: Brick	13%	Now	\$465,700	LIFE	**	5	\$13,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	2%	Now	\$57,500	LIFE	**	5	\$1,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
Metal Panel	5%	Now	\$14,300	2032	**	5	\$9,600	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels</i>								
Windows								
Aluminum	10%			2038	**	5	\$2,700	A
Bronze/Brass	3%			2030	**	5	\$5,000	A
Steel	5%	0-2	\$81,600	2047	**	5	\$8,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse, Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse, Stairs</i>								
Wood	82%	Now	\$718,000	2047	**	5	\$109,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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 Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Parapets								
Masonry: Brick	60%	Now	\$91,300	LIFE	**	5	\$6,600	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$27,300	LIFE	**	5	\$1,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	30%	0-2	\$22,100	2027	**	5	\$23,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
<b>Roof</b>								
Built-Up (BUR)	10%	0-2	\$33,400	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Lower Roof</i>								
Clay Tile	48%	Now	\$172,600	2032	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Penthouse</i>								
Copper/Terne	2%	Now	\$900	2037	**			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	10%	Now	\$3,600	2022	\$71,800			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	30%	Now	\$127,700	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings</i>								
<b>Interior</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%	Now	\$27,100	2015	\$135,700	3	\$33,000	C
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%			LIFE	**	5	\$24,100	C
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
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout 12x12 Tiles</i>							
Vinyl Tile	25%			2017	\$547,200	3	\$20,700	C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 9x9 Tiles</i>							
<b>Interior Walls</b>								
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
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Stair To Upper Roof</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stair To Upper Roof</i>							
SGFT/Glazed Masonry	20%			LIFE	**			C
Wood	5%			LIFE	**	5	\$8,100	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$22,900	2027	**	5	\$16,500	B
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Exposed Concrete	15%			LIFE	**	5	\$5,100	B
Plaster	70%			LIFE	**	5	\$96,100	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2022	\$63,700	5	\$4,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 2000 Amps Main Disconnect Switch</i>							
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2022	\$108,700	5	\$400	B
Molded Case Bkrs	50%			2022	\$108,700	5	\$2,400	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2022	\$280,600	1		B
<b>Panelboards</b>								
Molded Case Bkrs	90%			2021	\$254,200	5	\$4,300	B
Molded Case Bkrs	10%			2030	**	5	\$500	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$222,200	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2032	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	80%			2020	\$96,600	5	\$1,000	B
Locally Mounted	20%			2027	**	5	\$200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2035	**	1	\$55,300	B
<b>Generators</b>								
Diesel	100%			2031	**	1	\$69,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 150 Kw Kato Light Genset</i>								
<b>Batteries</b>								
Lead/Acid	100%			2016	\$700	5	\$6,600	B
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2038	**	5	\$13,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 150 Gals</i>								
<b>Main Tank</b>								
	50%			2050	**	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 7000 Gals</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	40%			2017	\$364,100	10	\$54,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	55%			2022	\$500,700	10	\$74,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2017	\$12,800	10	\$100	B
Incandescent	3%			2017	\$27,300	2	\$100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	

**Lighting**

Egress Lighting							
Emergency, Battery	10%			2022	\$6,400	10	\$3,600 B
Exit, Service	40%			2022	\$10,200	1	B
Exit, Service	50%			2022	\$12,700	1	B

**Alarm**

Security System							
No Component	20%						D
Generic	80%			2027	**	1	\$53,600 B
Fire/Smoke Detection							
Generic	100%			2027	**	1-3	\$113,900 B

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	

**Heating**

Energy Source							
Campus Steam	100%			2032	**	1	B
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$8,800 B
Distribution							
Steam Piping/Pump	100%			2032	**	4	\$10,900 B
Terminal Devices							
Air Handler	20%			2017	\$188,700	1	\$18,200 B
Convactor/Radiator	80%			2020	\$1,322,100	1	\$38,100 B

**Air Conditioning**

Energy Source							
Electricity	100%			2030	**	1	B
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	20%			2016	\$697,000	2	\$1,800 B
Window/Wall Unit	60%			2020	\$215,800	1	B
No Component	20%						D

**Ventilation**

Distribution							
Ductwork/Diffusers	100%	Now	\$151,000	LIFE	**	2-5	\$82,100 B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Roof</i>							
Exhaust Fans							
Interior	100%			2017	\$193,400	2	\$4,500 B

**Plumbing**

H/C Water Piping							
Galv Iron/Steel	100%			2020	\$522,600	1	B
HW Heat Exchanger							
Low Temp	100%			2022	\$54,300	4	\$14,600 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2017	\$10,800	4	\$1,300 B
Sewage Ejector(s)							
Electric	100%			2032	* *	4	\$2,000 B
Backflow Preventer							
Generic	100%			2030	* *	1	\$9,100 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1-11, B-11</i>					
		<i>Explanation : 4 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2032	* *	1-5	\$74,400 B
Sprinkler							
No Component	70%						D
Generic	30%			2042	* *	1-2	\$12,400 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 1990  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$959,000	\$572,100
Interior Architecture	\$350,700	\$190,000
Electrical	\$272,900	\$1,855,000
Mechanical		\$593,700
<b>Total</b>	<b>\$1,582,600</b>	<b>\$3,210,700</b>
Priority A	\$959,000	\$572,100
Priority B	\$437,700	\$2,448,600
Priority C	\$185,900	\$190,000
<b>Total</b>	<b>\$1,582,600</b>	<b>\$3,210,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$52,800</b>	<b>\$21,800</b>	<b>\$95,300</b>	<b>\$26,000</b>
Priority A	\$14,700		\$7,000	
Priority B	\$33,300	\$21,800	\$88,300	\$25,400
Priority C	\$4,800			\$600
<b>Total</b>	<b>\$52,800</b>	<b>\$21,800</b>	<b>\$95,300</b>	<b>\$26,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$7,100	A
Masonry: Brick	80%	Now	\$423,400	LIFE	**	5	\$60,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chimney, South Facade</i>								
Metal Coiling Doors	5%			2027	**	5	\$11,800	A
Windows								
Metal Louvers	5%			2025	**	10	\$700	A
Steel	95%	Now	\$127,600	2047	**	5	\$13,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	15%	Now	\$6,900	LIFE	**	5	\$5,000	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$305,700	LIFE	**	5	\$22,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$5,500	LIFE	**	5	\$1,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2042	**	5	\$2,300	A
Metal Rail	5%	Now	\$1,600	2027	**	5	\$10,400	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$102,300	2022	\$511,600			A
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	Now	\$137,900	LIFE	**	5	\$190,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$3,800	C
Vinyl Tile	5%	Now	\$4,800	2017	\$47,900	3	\$1,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$6,200	C
Masonry: Brick	80%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$3,100	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$1,700	2027	**	5	\$2,400	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	85%	Now	\$164,800	LIFE	**	5	\$12,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Steel	10%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2022	\$3,200	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 2000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2022	\$542,600	5	\$1,600	B
<b>Raceway</b>								
Conduit	100%			2022	\$478,600	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Under 600 Volts</b>							
<b>Panelboards</b>							
Fused Disc Sw	5%			2021	\$2,800	5	\$100 B
Molded Case Bkrs	75%			2021	\$42,400	5	\$1,200 B
Molded Case Bkrs	20%			2030	* *	5	\$300 B
<b>Wiring</b>							
Thermoplastic	80%			2022	\$66,600	1	B
Thermoplastic	20%			2032	* *	1	B
<b>Motor Controllers</b>							
Locally Mounted	20%			2020	\$4,400	5	\$100 B
Motor Control Center	80%			2020	\$145,800	5	\$1,300 B
<b>Ground</b>							
<b>Grounding Devices</b>							
Not Accessible	100%						D
<b>Stand-by Power</b>							
<b>Transfer Switches</b>							
Automatic	100%			2020	\$11,300	1	\$18,300 B
<b>Generators</b>							
Diesel	100%			2018	\$76,500	1	\$22,900 B
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>		
					<i>Location : Generator Room</i>		
					<i>Explanation : Two 570 Kw</i>		
<b>Batteries</b>							
Lead/Acid	100%			2015	\$700	5	\$2,200 B
<b>Fuel Storage</b>							
<b>Day Tank</b>							
	50%			2021	\$2,800	5	\$6,000 B
					<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>		
					<i>Location : Generator Room</i>		
					<i>Explanation : Two 75 Gals. Each</i>		
Main Tank	50%			2025	* *	5	\$1,000 B
<b>Lighting</b>							
<b>Interior Lighting</b>							
<b>Fluorescent</b>							
	15%			2022	\$65,100	10	\$8,900 B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>		
					<i>Location : Corridors</i>		
					<i>Explanation : Using T-12 Lamps</i>		
Fluorescent	10%			2022	\$43,400	10	\$5,900 B
					<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>		
					<i>Location : Throughout</i>		
					<i>Explanation : Using T-8 Lamps</i>		
HID	70%			2017	\$196,400	10	\$1,500 B
Incandescent	5%			2017	\$21,700	2	\$100 B
<b>Egress Lighting</b>							
<b>Emergency, Service</b>							
Exit, Service	50%			2017	\$5,600	1	B
	50%			2017	\$5,600	1	B
<b>Exterior Lighting</b>							
HID	100%			2017	\$25,700	10	\$200 B

**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.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	**	5	\$1,500	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$106,400	1	\$11,100	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$364,100	1-3	\$18,300	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Tank Farm</i>						
		<i>Explanation : 225,000 Gal. #6</i>						
Conversion Equipment								
Steam Boiler	100%			2027	**	1	\$63,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground Floor</i>						
		<i>Explanation : 5 High Pressure Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2042	**	4	\$3,200	B
Terminal Devices								
Unit Heater-Stm/HW	100%			2022	\$495,000	4	\$5,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2023	\$98,700	2	\$400	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	100%			2027	**	2	\$44,900	B
Ventilation								
Exhaust Fans								
Roof	100%			2027	**	2	\$2,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$6,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Plumbing</b>							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2027	* *	4	\$2,000 B
Backflow Preventer							
Generic	100%			2027	* *	1	\$4,000 B
Fixtures							
Generic	100%						B
<b>Vertical Transport</b>							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-1</i>					
		<i>Explanation : One Freight Unit</i>					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$1,020,400
Interior Architecture		\$521,800
Electrical		\$200,700
Mechanical	\$28,700	\$54,200
<b>Total</b>	<b>\$28,700</b>	<b>\$1,797,100</b>
Priority A		\$1,020,400
Priority B	\$28,700	\$574,100
Priority C		\$202,600
<b>Total</b>	<b>\$28,700</b>	<b>\$1,797,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture				\$26,800
Interior Architecture	\$45,000	\$8,200		\$36,800
Electrical	\$37,300	\$33,200	\$42,800	\$39,500
Mechanical	\$42,800	\$105,200	\$52,400	\$89,000
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$159,700</b>	<b>\$181,100</b>	<b>\$129,700</b>	<b>\$226,700</b>
Priority A				\$26,800
Priority B	\$114,600	\$173,000	\$129,700	\$163,000
Priority C	\$45,000	\$8,200		\$36,800
<b>Total</b>	<b>\$159,700</b>	<b>\$181,100</b>	<b>\$129,700</b>	<b>\$226,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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
<b>Windows</b>								
Aluminum	97%			2044	**	5		A
Metal Louvers	3%			2035	**	10		A
<b>Parapets</b>								
Metal Rail	95%			2039	**	5-10	\$399,100	A
Stucco Cement	5%			2039	**	5	\$3,000	A
<b>Roof</b>								
Built-Up (BUR)	100%			2030	**	10	\$127,000	A
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2039	**	5	\$278,300	B
Exposed Concrete	5%			LIFE	**	5	\$2,600	B
Gypsum Board	10%			LIFE	**	5	\$40,900	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2039	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2048	**	5	\$500	B
Molded Case Bkrs	50%			2048	**	5	\$2,900	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Under 600 Volts</b>							
Raceway							
Conduit	100%			2048	**	1	B
Panelboards							
Fused Disc Sw	5%			2044	**	5	\$300 B
Molded Case Bkrs	95%			2044	**	5	\$5,500 B
Wiring							
Thermoplastic	100%			2048	**	1	B
Motor Controllers							
Locally Mounted	10%			2039	**	5	\$100 B
Motor Control Center	90%			2039	**	5	\$5,400 B
<b>Ground</b>							
Grounding Devices							
Generic	100%			LIFE	**	5	\$3,200 B
<b>Stand-by Power</b>							
Transfer Switches							
Automatic	100%			2039	**	1	\$67,500 B
Generators							
Diesel	100%			2035	**	1	\$84,700 B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Generator Room</i>				
			<i>Explanation : One 1000 Kw</i>				
Batteries							
Lead/Acid	100%			2017	\$700	5	\$8,100 B
Fuel Storage							
Day Tank	50%			2044	**	5	\$20,300 B
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>				
			<i>Location : Generator Room</i>				
			<i>Explanation : One 60 Gallon Tank</i>				
Main Tank	50%			2057	**	5	\$3,200 B
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>				
			<i>Location : Basement</i>				
			<i>Explanation : One 3000 Gallon Tank</i>				
<b>Lighting</b>							
Interior Lighting							
Fluorescent	90%			2030	**	10	\$180,600 B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
			<i>Explanation : Using T-8 Lamps</i>				
Fluorescent	10%			2030	**	10	\$20,100 B
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>				
			<i>Location : Throughout</i>				
			<i>Explanation : Using T-5 Lamps</i>				
Egress Lighting							
Emergency, Service	50%			2030	**	1	B
Exit, LED	50%			2037	**	1	B
Exterior Lighting							
HID	100%			2030	**	10	\$700 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2057	**	5	\$6,500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							D
Generic	70%			2030	**	1	\$57,300	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2030	**	1-3	\$139,200	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2048	**	1		B
<b>Conversion Equipment</b>								
Heat Exchanger	50%			2035	**	1	\$54,200	B
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$6,500	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2044	**	4	\$8,100	B
Steam Piping/Pump	50%			2048	**	4	\$8,100	B
<b>Terminal Devices</b>								
Air Handler	50%			2030	**	1	\$67,700	B
Convactor/Radiator	50%			2039	**	1	\$35,400	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2044	**	1		B
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	100%			2030	**	1	\$101,500	B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$16,200	B
<b>Heat Rejection</b>								
Air Condenser Unit	10%			2030	**	2	\$15,200	B
Water Cool Tower	90%			2026	**	2	\$198,200	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$122,000	B
<b>Exhaust Fans</b>								
Interior	70%			2030	**	2	\$4,700	B
Roof	30%			2030	**	2	\$2,000	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2048	**	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2048	**	4	\$32,500	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2030	* *	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2030	* *	4	\$1,300	B
Backflow Preventer Generic	100%			2030	* *	1	\$13,500	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : 7 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2048	* *	1-5	\$114,600	B
Sprinkler Generic	100%			2048	* *	1-2	\$61,400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 05-Sep-2013

**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$457,700
Interior Architecture	\$101,600	\$40,500
Electrical		\$188,600
Mechanical	\$41,200	\$137,200
<b>Total</b>	<b>\$142,700</b>	<b>\$824,000</b>
Priority A		\$457,700
Priority B	\$41,200	\$325,800
Priority C	\$101,600	\$40,500
<b>Total</b>	<b>\$142,700</b>	<b>\$824,000</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$104,000</b>	<b>\$20,300</b>	<b>\$22,500</b>	<b>\$27,600</b>
Priority A	\$21,100			\$200
Priority B	\$40,500	\$20,300	\$20,800	\$22,500
Priority C	\$42,300		\$1,700	\$5,000
<b>Total</b>	<b>\$104,000</b>	<b>\$20,300</b>	<b>\$22,500</b>	<b>\$27,600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
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
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$29,600	2025	**	5	\$4,800	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$7,700	C
Gypsum Board	70%	Now	\$64,300	LIFE	**	5	\$40,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$5,300	2035	**	5	\$8,300	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2035	**	5	\$26,500	B
Exposed Struc: Steel	25%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 4000 Amps, One 2500 Amps, And One 2000 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2027	**	5	\$100	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	**	5	\$200	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$1,000	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	20%			2027	**	5		B
Motor Control Center	80%			2027	**	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	1	\$11,100	B
Generators								
Diesel	100%			2025	**	1	\$13,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 200 Kw</i>						
Batteries								
Lead/Acid	100%			2015	\$700	5	\$1,300	B
Fuel Storage								
Day Tank	50%			2030	**	5	\$3,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Gerator Room</i>						
		<i>Explanation : One 75 Gallons</i>						
Main Tank	50%			2037	**	5	\$500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 500 Gallons</i>						

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	2%			2022	\$3,800	10	\$700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Lobby And Stairway</i>							
	<i>Explanation : Using T-5 Lamps</i>							
Fluorescent	98%			2022	\$184,800	10	\$32,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Egress Lighting Emergency, Service	50%			2022	\$3,100	1		B
Exit, Service	50%			2022	\$3,100	1		B
Exterior Lighting HID	100%			2022	\$15,600	10	\$100	B
<b>Lighting Protection</b>								
Arresters/Cabling Generic	100%			2037	**	5	\$1,100	B
<b>Alarm</b>								
Security System No Component	30%							D
Generic	70%			2027	**	1	\$9,400	B
Fire/Smoke Detection Generic	100%			2027	**	1-3	\$22,800	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	60%			2032	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Basement Steam Room</i>							
	<i>Explanation : Steam Supplied From Power House</i>							
Natural Gas	40%			2042	**	1		B
Conversion Equipment Furnace	40%			2030	**	1	\$7,100	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
Pres. Reducing Valve/LP Steam	60%			2031	**	5	\$1,300	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2038	**	4	\$900	B
Steam Piping/Pump	10%			2032	**	4	\$300	B
No Component	40%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2027	**	1	\$11,100	B
Convactor/Radiator	10%			2035	**	1	\$1,200	B
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	25%	Now	\$41,200	2020	\$137,200	2	\$400	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Penthouse</i>						
Ext Pkg Unit - Cooling	75%			2027	**	2	\$1,700	B
Heat Rejection								
Air Condenser Unit	50%			2030	**	2	\$12,500	B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,000	B
Exhaust Fans								
Interior	50%			2022	\$23,600	2	\$600	B
Roof	50%			2030	**	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$3,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2027	**	1	\$2,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2042	**	1-2	\$10,100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$47,100	\$733,100
Interior Architecture	\$127,600	\$373,100
Electrical		\$182,200
Mechanical		\$49,700
<b>Total</b>	<b>\$174,700</b>	<b>\$1,338,200</b>
Priority A	\$47,100	\$733,100
Priority B	\$127,600	\$397,100
Priority C		\$208,000
<b>Total</b>	<b>\$174,700</b>	<b>\$1,338,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$66,000		\$65,400	\$16,500
Interior Architecture	\$31,900	\$11,900		\$31,900
Electrical	\$34,200	\$30,500	\$44,000	\$35,600
Mechanical	\$53,800	\$102,000	\$90,500	\$112,700
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
<b>Total</b>	<b>\$234,300</b>	<b>\$192,700</b>	<b>\$248,200</b>	<b>\$245,100</b>
Priority A	\$66,000		\$65,400	\$16,500
Priority B	\$136,400	\$180,800	\$182,800	\$196,600
Priority C	\$31,900	\$11,900		\$31,900
<b>Total</b>	<b>\$234,300</b>	<b>\$192,700</b>	<b>\$248,200</b>	<b>\$245,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal Panel	5%			2042	**	5-10	\$79,600	A
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
<b>Windows</b>								
Aluminum	97%			2038	**	5	\$33,000	A
Metal Louvers	3%			2031	**	10	\$6,400	A
<b>Parapets</b>								
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
<b>Roof</b>								
IRMA/Protected Membrane	20%			2027	**	10	\$13,400	A
IRMA/Protected Membrane	10%			2027	**	10	\$6,700	A
		<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Over 7th Floor</i>						
Single Ply Membrane	70%			2027	**	10	\$47,100	A
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2035	**	5	\$255,200	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$37,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 4000 Amps, Two 3000 Amps &amp; One 2000 Amps Main Disconnect Switch</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2039	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kva And One 112.5 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2048	**	5	\$700	B
Molded Case Bkrs	20%			2048	**	5	\$1,100	B
Raceway								
Conduit	100%			2048	**	1		B
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$200	B
Molded Case Bkrs	95%			2044	**	5	\$5,100	B
Wiring								
Thermoplastic	100%			2048	**	1		B
Motor Controllars								
Locally Mounted	20%			2039	**	5	\$300	B
Motor Control Center	80%			2039	**	5	\$4,400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2039	**	1	\$31,000	B
Automatic	50%			2042	**	1	\$31,000	B
Generators								
Diesel	50%			2035	**	1	\$38,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 1250 Kw</i>								
Diesel	50%			2037	**	1	\$38,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 2000 Kw</i>								
Batteries								
Lead/Acid	50%			2017		5	\$3,700	B
Lead/Acid	50%			2017		5	\$3,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	25%			2044	**	5	\$9,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Generator Room On Roof</i>								
<i>Explanation : One 300 Gals</i>								
Day Tank	25%			2047	**	5	\$9,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 300 Gals</i>								
Main Tank	50%			2057	**	5	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2000 Gallon Tank</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	94%			2030	**	10	\$173,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	5%			2030	**	10	\$9,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 Lamps</i>								
HID	1%			2030	**	10	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	45%			2030	**	1		B
Emergency, Battery	5%			2030	**	10	\$2,400	B
Exit, LED	50%			2057	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2030	**	10	\$600	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2057	**	5	\$5,900	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							D
Generic	70%			2030	**	1	\$52,600	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2030	**	1-3	\$127,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2042	**	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	50%			2031	**	1	\$49,700	B
Pres. Reducing Valve/LP Steam	50%			2031	**	5	\$6,000	B
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$5,000	B
Steam Piping/Pump	50%			2042	**	4	\$5,000	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$62,100	B
Induction Unit	50%			2031	**	1	\$32,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	**	1	\$93,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg Z</i>								
<i>Explanation : Located In Power Plant</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$14,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$124,200	B
Heat Rejection								
Water Cool Tower	100%			2026	**	2	\$201,900	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,900	B
Exhaust Fans								
Interior	50%			2030	**	2	\$3,100	B
Roof	50%			2030	**	2	\$3,100	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$19,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2027	**	1	\$12,400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B - 7, B - Penthouse</i>					
			<i>Explanation : 7 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$105,100	B
Sprinkler								
Generic	100%			2042	**	1-2	\$56,300	B
Fire Pump								
Generic	100%			2031	**	1	\$37,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$3,253,100	\$366,500
Interior Architecture	\$711,500	\$1,455,100
Electrical	\$989,500	\$1,143,100
Mechanical		\$589,100
<b>Total</b>	<b>\$4,954,000</b>	<b>\$3,553,800</b>
Priority A	\$3,253,100	\$366,500
Priority B	\$1,340,800	\$1,732,200
Priority C	\$360,200	\$1,455,100
<b>Total</b>	<b>\$4,954,000</b>	<b>\$3,553,800</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$62,200</b>	<b>\$32,700</b>	<b>\$175,600</b>	<b>\$22,300</b>
Priority A				
Priority B	\$52,600	\$29,700	\$167,000	\$22,300
Priority C	\$9,600	\$3,000	\$8,600	
<b>Total</b>	<b>\$62,200</b>	<b>\$32,700</b>	<b>\$175,600</b>	<b>\$22,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$56,000	LIFE	* *	5	\$41,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick	70%	Now	\$407,800	LIFE	* *	5	\$116,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	* *	5	\$6,200	A
Metal/Glass Curt Wall	13%			LIFE	* *	5	\$40,500	A
Metal Coiling Doors	5%	Now	\$53,200	2027	* *	5	\$13,000	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$209,000	LIFE	* *	5	\$2,500	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<b>Windows</b>								
Aluminum	97%	0-2	\$1,801,700	2047	* *	5	\$17,900	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$38,200	2037	* *			A
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Fire Damage</i>								
<b>Parapets</b>								
Metal Rail	100%			2035	* *	5-10	\$427,600	A

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$427,700	2032	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bird Droppings Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bird Droppings Throughout Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Lower Roof</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
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
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2022	\$91,400	3	\$3,500	C
Wood	5%			2037	**	5	\$17,300	C
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%	Now	\$49,600	LIFE	**	5	\$10,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$9,600	LIFE	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	70%			LIFE	**			C
<hr/>								
<b>Ceilings</b>								
AcousTile,Adhered	5%			2027	**	5	\$9,200	B
Exposed Concrete	95%	Now	\$351,300	LIFE	**	5	\$27,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor At Concrete Beam</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor At Concrete Beam</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2022	\$31,800	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Amps Main Disconnect Switch</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	30%			2022	\$28,000	5	\$200	B
Molded Case Bkrs	70%			2022	\$65,200	5	\$2,100	B
<b>Raceway</b>								
Conduit	100%			2022	\$109,300	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2021	\$4,700	5	\$100	B
Molded Case Bkrs	95%			2021	\$89,400	5	\$2,900	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$101,300	2047	**	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2022	\$25,300	1		B
<b>Motor Controllers</b>								
Locally Mounted	20%			2020	\$29,400	5	\$200	B
Motor Control Center	80%			2020	\$133,000	5	\$2,500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	96%			2017	\$730,100	10	\$108,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Incandescent	4%			2017	\$30,400	2	\$100	B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2017	\$26,600	10	\$14,900	B
Exit, Service	50%			2017	\$10,600	1		B
<b>Exterior Lighting</b>								
HID	100%			2017	\$49,800	10	\$400	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							D
Generic	10%			2022	\$41,200	1	\$4,300	B
<b>Fire/Smoke Detection</b>								
No Component	50%							D
Generic	50%			2022	\$704,900	1-3	\$35,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$7,300	B
Distribution								
Steam Piping/Pump	100%	Now	\$20,400	2032	**	4	\$6,100	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Safety Valve, Basement Steam Room</i>								
Terminal Devices								
Air Handler	60%			2022	\$472,900	1	\$45,700	B
Convactor/Radiator	40%			2027	**	1	\$15,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2017	\$30,100	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,600	B
Exhaust Fans								
Roof	100%			2022	\$116,200	2	\$3,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2032	**	1		B
Galv Iron/Steel	70%	0-2	\$6,100	2027	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main, Basement</i>								
HW Heat Exchanger								
Low Temp	100%			2032	**	4	\$18,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,800	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2022	\$10,800	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$62,100	B
Sprinkler							
No Component	95%						D
Generic	5%		2032	* *	1-2	\$1,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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**  
**Program / Asset #** : **HHC0009.010 / 125** **Yr Built/Renovated** : **1930 / 2011**  
**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$13,256,000</b>	<b>\$9,785,300</b>
Priority A	\$4,227,900	\$1,253,700
Priority B	\$7,786,300	\$7,407,800
Priority C	\$1,241,800	\$1,123,800
<b>Total</b>	<b>\$13,256,000</b>	<b>\$9,785,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$55,200		\$72,400	\$28,700
Interior Architecture	\$89,000	\$15,600	\$15,600	\$10,700
Electrical	\$90,500	\$80,200	\$130,200	\$84,300
Mechanical	\$79,900	\$110,900	\$132,100	\$126,800
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
<b>Total</b>	<b>\$413,200</b>	<b>\$305,400</b>	<b>\$449,000</b>	<b>\$349,200</b>
Priority A	\$55,200		\$72,400	\$28,700
Priority B	\$291,700	\$289,800	\$361,000	\$309,800
Priority C	\$66,300	\$15,600	\$15,600	\$10,700
<b>Total</b>	<b>\$413,200</b>	<b>\$305,400</b>	<b>\$449,000</b>	<b>\$349,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$70,200	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	3%			LIFE	* *	5	\$13,200	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$921,500	LIFE	* *	5	\$526,200	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At Wing B</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$229,600	LIFE	* *	5	\$26,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	Now	\$48,900	2032	* *	5	\$131,500	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels</i>								
Stucco Cement	3%	Now	\$69,100	2027	* *	5	\$26,300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade At Canopy Above Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopy Above Loading Dock</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Window Wall	2%			2042	* *	5	\$52,600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Exterior								
Windows								
Aluminum	50%			2038	* *	5	\$57,500	A
Steel	5%	0-2	\$350,200	2047	* *	5	\$35,900	A
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : East And West Facades Of Wing B</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : East And West Facades Of Wing B</i>					
Wood	45%	Now	\$1,691,000	2047	* *	5	\$258,600	A
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
			<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 55%</i>					
			<i>Location : North Facade, South Facade, Crossovers</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Copper/Terne	2%	Now	\$6,700	2042	**	5	\$600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : A, B, And C Towers</i>								
Masonry: Brick	55%	Now	\$141,600	LIFE	**	5	\$6,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East And West Facades Of A &amp; C Wings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	13%	Now	\$20,000	LIFE	**	5	\$2,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Copings, And Bands At Sections Of A, B, And C Towers</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%	0-2	\$41,600	2042	**	5	\$13,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower And Upper Roofs</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower And Upper Roofs</i>								
Metal: Cage/Fence	15%	0-2	\$28,400	2042	**	5	\$6,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower And Upper Roofs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof, Upper Roof, North Facade, South Facade</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior Roof								
Built-Up (BUR)	30%	Now	\$317,900	2032		**		A
	<i>Blisters, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : At Towers A, B, C And Lower Roofs</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Towers A, B, C And Lower Roofs</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>							
	<i>Location : At Towers A, B, C And Lower Roofs</i>							
Built-Up (BUR)	10%			2022	\$106,000	10	\$18,800	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Built-Up (BUR)	5%			2027		**	\$9,400	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Clay Tile	20%	Now	\$152,200	2032		**		A
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : At Penthouse</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouses</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouses</i>							
Copper/Terne	3%			2037		**	\$14,100	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
IRMA/Protected Membrane	12%			2027		**	\$22,600	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	5%	Now	\$129,100	2052		**		A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>							
	<i>Location : Upper Roof And Balconies</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Upper Roof And Balconies</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper Roof And Balconies</i>							
Sloped Glazing	5%			LIFE		**	\$125,400	A

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Traffic Topping	10%	Now	\$135,200	2032	**			A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 10th Floor Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$43,700	2027	**	5	\$67,900	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	Now	\$22,700	2035	**	5	\$32,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$21,700	B
Exposed Concrete	7%			LIFE	**	5	\$4,800	B
Plaster	48%			LIFE	**	5	\$130,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2022	\$66,800	5	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps For Bldg. B And One 2000 Amps For Bldg. C</i>								
Molded Case Bkrs	30%			2022	\$28,600	5	\$3,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps Main Disconnect Switch For Bldg. A</i>								
<b>Transformers</b>								
Dry Type	50%			2020	\$7,300	5	\$900	B
Dry Type	50%			2035	**	5	\$900	B
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2022	\$93,200	5	\$700	B
Molded Case Bkrs	70%			2022	\$217,400	5	\$9,100	B
<b>Raceway</b>								
Conduit	90%			2022	\$378,800	1		B
Conduit	10%			2042	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2021	\$42,400	5	\$1,100	B
Molded Case Bkrs	80%			2021	\$339,000	5	\$10,400	B
Molded Case Bkrs	10%			2038	**	5	\$1,300	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$333,300	2047	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	20%			2032	**	1		B
Thermoplastic	10%			2042	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	50%			2020	\$181,100	5	\$1,700	B
Locally Mounted	30%			2027	**	5	\$1,000	B
Motor Control Center	20%			2020	\$464,000	5	\$2,700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	Now	\$900	LIFE	**	5	\$7,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	30%			2027	**	1	\$45,400	B
Automatic	70%			2039	**	1	\$105,900	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2035	* *	1	\$189,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 750 Kw</i>						
<b>Batteries</b>								
Lead/Acid	100%			2017	\$700	5	\$18,200	B
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2044	* *	5	\$35,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 250 Gals.</i>						
<b>Main Tank</b>								
	50%			2025	* *	5	\$5,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 7000 Gals.</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	55%			2017	\$1,291,200	10	\$191,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Usin T12 Lamps</i>						
<b>Fluorescent</b>								
	35%			2027	* *	10	\$121,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T8 Lamps</i>						
<b>Fluorescent</b>								
	5%			2027	* *	10	\$17,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T5 Lamps</i>						
<b>HID</b>								
	2%			2017	\$33,000	10	\$200	B
<b>Incandescent</b>								
	3%			2017	\$70,400	2	\$300	B
<b>Egress Lighting</b>								
<b>Emergency, Service</b>								
	45%			2027	* *	1		B
<b>Emergency, Battery</b>								
	5%			2027	* *	10	\$4,600	B
<b>Exit, LED</b>								
	40%			2050	* *	1		B
<b>Exit, Service</b>								
	10%			2022	\$6,600	1		B
<b>Alarm</b>								
<b>Security System</b>								
<b>No Component</b>								
	30%							D
<b>Generic</b>								
	70%			2027	* *	1	\$128,300	B
<b>Fire/Smoke Detection</b>								
<b>Generic</b>								
	100%			2027	* *	1-3	\$311,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2022	\$148,800	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$22,600	B
			<i>Recent Replace Evident, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement</i>					
Distribution								
Hot Wtr Piping/Pump	5%			2038	* *	4	\$900	B
Steam Piping/Pump	95%			2042	* *	4	\$17,800	B
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	20%			2017	\$486,600	1	\$47,000	B
Convactor/Radiator	80%			2020	\$3,409,400	1	\$98,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2016	\$898,700	2	\$2,300	B
Reciprocating Compr/Chiller	10%			2017	\$153,100	1	\$17,600	B
Ext Pkg Unit - Heating/Cooling	20%	Now	\$595,100	2032	* *	2	\$3,700	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	60%			2020	\$556,600	1		B
Distribution								
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$2,800	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	\$1,916,500	1	\$235,100	B
Heat Rejection								
Remote Air Cond	40%	Now	\$1,078,100	2032	* *	2	\$84,700	B
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
Water Cool Tower	60%			2020	\$777,100	2	\$229,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$389,400	LIFE	* *	2-5	\$211,700	B
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Fan Room</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	30%	Now	\$29,900	2017	\$149,600	2	\$2,800	B
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Various Locations</i>							
Roof	70%			2022	\$251,200	2	\$8,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	1		B
HW Heat Exchanger								
Low Temp	100%			2022	\$140,000	4	\$37,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$10,800	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2017	\$10,800	4	\$1,300	B
Backflow Preventer								
Generic	100%			2030	**	1	\$23,400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : 10 Units (9 Passenger, 1 Freight)</i>							
Fire Suppression								
Standpipe								
Generic	100%			2032	**	1-5	\$191,800	B
Sprinkler								
No Component	90%							D
Generic	10%			2032	**	1-2	\$10,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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**  
**Program / Asset #** : **HHC0009.260 / 4123** **Yr Built/Renovated** : **1992 / 2010**  
**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**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$129,800	\$94,100
Interior Architecture		\$68,800
Electrical		\$234,900
Mechanical		\$285,500
<b>Total</b>	<b>\$129,800</b>	<b>\$683,300</b>
Priority A	\$129,800	\$94,100
Priority B		\$520,400
Priority C		\$68,800
<b>Total</b>	<b>\$129,800</b>	<b>\$683,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$36,600</b>	<b>\$15,600</b>	<b>\$16,200</b>	<b>\$32,100</b>
Priority A	\$6,400			\$1,800
Priority B	\$23,100	\$15,600	\$16,200	\$23,200
Priority C	\$7,000			\$7,000
<b>Total</b>	<b>\$36,600</b>	<b>\$15,600</b>	<b>\$16,200</b>	<b>\$32,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**

**Asset # : 4123**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$129,800	LIFE	**	5	\$37,000	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Expansion Joints Throughout</i>								
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
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	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room S-236</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$3,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2035	**	5	\$100	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$200	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2042	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**

**Asset # : 4123**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$12,200	B
Generators								
Diesel	100%			2031	* *	1	\$15,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 53 Kw</i>						
Batteries								
Lead/Acid	100%			2016	\$700	5	\$1,500	B
Fuel Storage								
Main Tank	100%			2050	* *	5	\$1,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outdoor Generator Area</i>						
		<i>Explanation : One 100 Gallon</i>						
Lighting								
Interior Lighting								
Fluorescent	96%			2022	\$234,900	10	\$34,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Incandescent	4%			2022	\$9,800	2		B
Egress Lighting								
Emergency, Service	50%			2027	* *	1		B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$1,200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$7,400	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$25,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**

**Asset # : 4123**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Campus Steam	60%			2032	**	1	B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
	<i>Location : Steam Room</i>						
	<i>Explanation : Steam Supplied From Power House</i>						
Natural Gas	40%			2042	**	1	B
Conversion Equipment							
Furnace	40%			2022	\$23,000	1	\$7,900 B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : 2 Roof Top Units</i>						
Pres. Reducing Valve/LP Steam	60%			2031	**	5	\$1,400 B
Distribution							
Steam Piping/Pump	60%			2042	**	4	\$1,200 B
No Component	40%						D
Terminal Devices							
Air Handler	55%			2027	**	1	\$13,500 B
Fan Coil Unit/Heat	5%			2027	**	1	\$600 B
No Component	40%						D
Air Conditioning							
Energy Source							
Electricity	100%			2038	**	1	B
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	80%			2022	\$248,100	2	\$2,000 B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : 2 Roof Top Units</i>						
No Component	20%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,100 B
Exhaust Fans							
Roof	100%			2022	\$37,400	2	\$1,200 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2042	**	1	B
HW Heat Exchanger							
Low Temp	100%			2042	**	4	\$3,900 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819  
KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**

**Asset # : 4123**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Backflow Preventer Generic	100%			2027	* *	1	\$2,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Enclosure Near Sidewalk</i>						
		<i>Explanation : R P Z Located Outside</i>						
<hr/>								
Fixtures Generic	100%							B
<hr/>								
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						
<hr/>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2048	* *	1-5	\$20,700	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

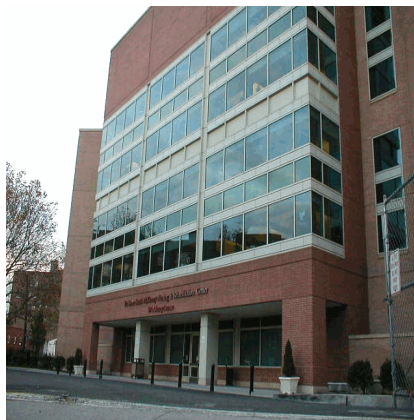
Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$65,700	\$95,100
Interior Architecture	\$104,700	\$2,304,300
Electrical	\$131,200	
Mechanical		\$523,400
<b>Total</b>	<b>\$301,600</b>	<b>\$2,922,700</b>
Priority A	\$65,700	\$95,100
Priority B	\$131,200	\$601,900
Priority C	\$104,700	\$2,225,700
<b>Total</b>	<b>\$301,600</b>	<b>\$2,922,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture			\$15,800	\$22,100
Interior Architecture	\$82,800			\$30,900
Electrical	\$28,300	\$24,000	\$25,300	\$31,900
Mechanical	\$103,400	\$54,000	\$80,700	\$69,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$234,200</b>	<b>\$97,700</b>	<b>\$141,600</b>	<b>\$174,000</b>
Priority A			\$15,800	\$22,100
Priority B	\$179,300	\$97,700	\$125,700	\$121,000
Priority C	\$54,900			\$30,900
<b>Total</b>	<b>\$234,200</b>	<b>\$97,700</b>	<b>\$141,600</b>	<b>\$174,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
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
<b>Windows</b>								
Aluminum	100%			2038	**	5	\$44,200	A
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$7,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,400	A
<b>Roof</b>								
IRMA/Protected Membrane	100%			2027	**	10	\$65,700	A
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$24,000	2031	**	5	\$7,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$18,800	C
Fabric on Framing	35%	Now	\$104,700	2023	\$2,094,200	5	\$27,400	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	45%			LIFE	**	5	\$84,500	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%	Now	\$27,900	2035	**	5	\$40,000	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,900	B
Gypsum Board	25%			LIFE	**	5	\$38,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2042	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps, One 3000 Amps, One 1600 Amps And One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$600	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$3,800	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	B
Motor Control Center	90%			2035	**	5	\$3,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$44,200	B
Generators								
Diesel	100%			2031	**	1	\$55,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 750 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$5,300	B
Fuel Storage								
Day Tank	50%			2038	**	5	\$13,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 150 Gals</i>								
Main Tank	50%			2050	**	5	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2500 Gals</i>								
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2027	**	10	\$128,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	2%			2027	**	10	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	40%			2027	**	1		B
Emergency, Battery	10%			2027	**	10	\$3,500	B
Exit, Service	50%			2027	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2027	**	10	\$500	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2050	**	5	\$4,200	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2027	**	1	\$26,800	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2027	**	1-3	\$91,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2032	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$8,500	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : 3 Heat Exchangers For Radiators And Induct Coils</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$3,500	B
Steam Piping/Pump	50%	Now	\$29,700	2042	**	4	\$3,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Steam Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : B M S Control System</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Under Sized</i>								
Terminal Devices								
Air Handler	50%			2027	**	1	\$44,300	B
Convector/Radiator	40%			2035	**	1	\$18,500	B
Fan Coil Unit/Heat	10%			2027	**	1	\$4,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$154,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : M E R, Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$7,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$88,600	B
Heat Rejection								
Water Cool Tower	100%			2023		2	\$143,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,800	B
Exhaust Fans								
Interior	50%			2027	**	2	\$2,200	B
Roof	50%			2027	**	2	\$2,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2048	**	4	\$21,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Backflow Preventer							
Generic	100%			2027	* *	1	\$8,800 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	75%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
		<i>Location : B-5</i>					
		<i>Explanation : 3 Units</i>					
Hydraulic	25%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
		<i>Location : B-1</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%			2048	* *	1-5	\$74,900 B
Sprinkler							
Generic	100%			2048	* *	1-2	\$40,100 B
Fire Pump							
Generic	100%			2035	* *	1	\$26,800 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
**Program / Asset #** : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$514,900
Interior Architecture		\$760,300
Electrical		\$1,549,400
Mechanical	\$32,500	\$32,500
<b>Total</b>	<b>\$32,500</b>	<b>\$2,857,200</b>
Priority A		\$514,900
Priority B	\$32,500	\$1,632,600
Priority C		\$709,700
<b>Total</b>	<b>\$32,500</b>	<b>\$2,857,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$26,100</b>	<b>\$24,800</b>	<b>\$22,900</b>	<b>\$30,800</b>
Priority A				\$4,700
Priority B	\$26,100	\$24,800	\$22,900	\$26,100
<b>Total</b>	<b>\$26,100</b>	<b>\$24,800</b>	<b>\$22,900</b>	<b>\$30,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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
<b>Interior</b>								
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	B
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2023	\$162,100	1		B
Panelboards								
Molded Case Bkrs	100%			2031	**	5	\$6,600	B
Wiring								
Thermoplastic	100%			2033	**	1		B
<b>Lighting</b>								
Interior Lighting								
HID	100%			2023	\$159,700	10	\$8,100	B
Egress Lighting								
Exit, Service	100%			2023	\$42,900	1		B
Exterior Lighting								
HID	100%			2023	\$15,900	10	\$800	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2023	\$267,800	1	\$27,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

## Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$916,800

1-3

\$46,000

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

## Plumbing

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-5**Explanation : 2 Units*

## Fire Suppression

Standpipe

Generic

100%

2033

\* \*

1-5

\$130,000

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$6,166,000</b>	<b>\$34,009,600</b>
Priority A	\$3,297,200	\$1,063,100
Priority B	\$1,957,300	\$25,144,900
Priority C	\$911,400	\$7,801,500
<b>Total</b>	<b>\$6,166,000</b>	<b>\$34,009,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture				
Interior Architecture	\$48,200	\$71,200		\$95,000
Electrical	\$115,900	\$141,100	\$136,800	\$134,900
Mechanical	\$208,200	\$174,300	\$270,100	\$158,400
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
<b>Total</b>	<b>\$552,700</b>	<b>\$567,000</b>	<b>\$587,300</b>	<b>\$568,800</b>
Priority A				
Priority B	\$552,700	\$495,800	\$587,300	\$473,800
Priority C		\$71,200		\$95,000
<b>Total</b>	<b>\$552,700</b>	<b>\$567,000</b>	<b>\$587,300</b>	<b>\$568,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	**	5	\$452,900	A
Masonry: Brick	25%	Now	\$295,900	LIFE	**	5	\$169,000	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Section A</i>								
Window Wall	5%			2043	**	5	\$126,700	A
Window Wall	3%			2049	**	5	\$76,000	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Annex</i>								
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
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor Section A</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair 10a, Room 9d Various Locations On 10th Floor Section A</i>								
Modified Bitumen	10%			2031	**	10	\$36,100	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Annex</i>								
Roll Roofing	5%	Now	\$84,100	2025	**	5	\$15,000	A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
Skylight, Metal/Glass	5%			2043	**	10	\$60,100	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.

**HEALTH AND HOSPITALS CORP. - 819  
LINCOLN HOSPITAL MAIN HOSPITAL  
Asset # : 278**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2022	\$780,400	3	\$190,000	C
Cast in Place Concrete	10%			LIFE	**	5	\$277,100	C
Ceramic Tile	5%	Now	\$73,100	2032	**	5	\$31,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Film Labs Developing Pit</i>								
Panel/Paver: Cer/Brk	10%			2039	**	5	\$285,000	C
Vinyl Tile	60%	Now	\$755,000	2028	**	3	\$285,000	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2031	**	3	\$23,700	C
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
AcousTileConcealSpLn	45%			2028	**	5	\$709,900	B
AcousTileSusp.Lay-In	28%			2036	**	5	\$353,400	B
AcousTileSusp.Lay-In	5%			2040	**	5	\$63,100	B
Exposed Struc: Steel	7%			LIFE	**			B
Gypsum Board	5%	Now	\$16,600	LIFE	**	5	\$78,900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Section A, Stair A</i>								
Metal Panel	10%			LIFE	**	5	\$157,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2023	\$169,700	5	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - Main Service Protectors Rated @ 5000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2021	\$14,500	5	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - 1000 Kva, 460/208/120 Volts</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$295,100	5	\$1,900	B
Molded Case Bkrs	50%			2023	\$295,100	5	\$11,200	B
Raceway								
Conduit	90%			2023	\$757,700	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$2,000	B
Molded Case Bkrs	45%			2022	\$386,600	5	\$10,100	B
Molded Case Bkrs	45%			2031	* *	5	\$10,100	B
Wiring								
Thermoplastic	90%			2023	\$857,200	1		B
Thermoplastic	10%			2043	* *	1		B
Motor Controllers								
Locally Mounted	10%			2021	\$159,600	5	\$600	B
Motor Control Center	50%			2021	\$798,200	5	\$11,600	B
Motor Control Center	40%			2028	* *	5	\$9,200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$12,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	90%			2021	\$10,200	1	\$235,100	B
Automatic	10%			2040	* *	1	\$26,100	B
Generators								
Diesel	70%			2019	\$53,500	1	\$229,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1000 Kw Waukesha</i>								
Diesel	30%			2036	* *	1	\$98,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Genset Rated @ 2000 Kw</i>								
Batteries								
Lead/Acid	30%			2018	\$200	5	\$9,400	B
Nickel Cadmium	70%			2018	\$500	5	\$132,100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Day Tank	50%			2031	**	5	\$78,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$26,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2028	**	10	\$737,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2028	**	10	\$31,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Compact Fluorescent Lighting Fixtures</i>								
HID	1%			2018			\$300	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2028	**	1		B
Exit, Service	50%			2028	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2023			\$2,700	B
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2026	**	5	\$25,000	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023			\$95,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2023			\$522,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

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**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Campus Steam	100%			2033	* *	1		B
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam Is Provided From Service Building</i>							
Conversion Equipment Heat Exchanger	100%			2026	* *	1	\$419,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 3rd Floor Mechanical Room</i>							
	<i>Explanation : 14 Units</i>							
Distribution								
Hot Wtr Piping/Pump	80%	2-4	\$404,200	2031	* *	4	\$33,400	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Steam Piping/Pump	20%			2033	* *	4	\$8,400	B
Terminal Devices								
Air Handler	50%			2023	\$2,711,800	1	\$262,000	B
Convactor/Radiator	20%			2028	* *	1	\$54,800	B
Induction Unit	30%			2026	* *	1	\$82,200	B
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$41,800	B
Terminal Devices								
Air Handler/Cool/Ht	70%			2023	\$2,990,800	1	\$366,800	B
Induction Unit	30%			2023	\$1,679,800	1	\$82,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$472,000	B
Exhaust Fans								
Interior	95%			2023	\$1,056,400	2	\$24,800	B
Roof	5%			2023	\$40,000	2	\$1,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$28,100	LIFE	* *	1		B
	<i>Corroded, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Staircase A - 10th Floor</i>							
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Electric	100%			2023	\$10,800	4	\$2,000	B
Backflow Preventer								
Not Accessible	100%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (14) B-10 (2) B-11</i>					
			<i>Explanation : 16 Units</i>					
Escalators								
Over 20' Rise	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 2nd Floor Up &amp; Down</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2043	**	1-5	\$427,500	B
Sprinkler								
Generic	100%			2033	**	1-2	\$237,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$761,400	\$64,700
Interior Architecture		\$127,700
Electrical		\$1,634,400
Mechanical	\$223,300	\$997,300
<b>Total</b>	<b>\$984,800</b>	<b>\$2,824,100</b>
Priority A	\$761,400	\$64,700
Priority B	\$223,300	\$2,631,700
Priority C		\$127,700
<b>Total</b>	<b>\$984,800</b>	<b>\$2,824,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture		\$27,500		\$3,100
Interior Architecture			\$400	
Electrical	\$9,000	\$20,500	\$11,000	\$19,700
Mechanical	\$49,800	\$24,300	\$46,100	\$32,700
<b>Total</b>	<b>\$58,800</b>	<b>\$72,200</b>	<b>\$57,500</b>	<b>\$55,500</b>
Priority A		\$27,500		\$3,100
Priority B	\$58,800	\$44,800	\$57,100	\$52,400
Priority C			\$400	
<b>Total</b>	<b>\$58,800</b>	<b>\$72,200</b>	<b>\$57,500</b>	<b>\$55,500</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	97%			LIFE	**	5	\$64,700	A
Metal Coiling Doors	3%			2028	**	5	\$6,200	A
<b>Windows</b>								
Aluminum	50%			2039	**	5	\$600	A
Metal Louvers	50%			2032	**	10	\$3,400	A
<b>Parapets</b>								
Masonry: Brick	85%	Now	\$296,100	LIFE	**	5	\$21,300	A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2036	**	5-10	\$45,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$7,900	A
<b>Roof</b>								
IRMA/Protected Membrane	95%	Now	\$465,400	2033	**			A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Roll Roofing	5%			2019		5	\$4,200	A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$127,700	C
Vinyl Tile	5%			2023		3	\$1,200	C
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	95%			LIFE	**	5	\$21,300	C
<b>Ceilings</b>								
Exposed Concrete	75%			LIFE	**	5	\$7,200	B
Exposed Struc: Steel	25%			LIFE	**			B
<b>Electrical</b>								
<b>System Component Type</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2023	\$16,700	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Disconnect Switches Rated @ 5000 Amperes Each</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2021	\$14,500	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 3 - 15 Kva , 480/208/120v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$38,800	5	\$100	B
Fused Disc Sw	20%			2033	**	5	\$100	B
Molded Case Bkrs	30%			2023	\$23,300	5	\$500	B
<hr/>								
Raceway								
Conduit	90%			2023	\$64,100	1		B
Conduit	10%			2043	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$200	B
Molded Case Bkrs	90%			2022	\$47,700	5	\$1,600	B
<hr/>								
Wiring								
Thermoplastic	90%			2023	\$73,100	1		B
Thermoplastic	10%			2043	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	5%			2021	\$3,300	5		B
Locally Mounted	5%			2036	**	5		B
Motor Control Center	45%			2028	**	5	\$800	B
Motor Control Center	45%			2021	\$29,900	5	\$800	B
<hr/>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i>							
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	75%			2021	\$8,500	1	\$15,200	B
Automatic	25%			2036	**	1	\$5,100	B
<hr/>								
Generators								
Diesel	70%			2019	\$53,500	1	\$17,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Two Waukesha 1000 Kw</i>							
Diesel	30%			2026	**	1	\$7,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Rated @ 1400kw</i>							
<hr/>								
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$14,600	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
Fuel Storage Day Tank	50%			2031	**	5	\$6,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	97%			2023	\$392,600	10	\$58,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID Incandescent	2%			2018	\$5,700	10		B
	1%			2018	\$4,000	2		B
<b>Egress Lighting</b>								
Emergency, Service	50%			2023	\$5,700	1		B
Exit, Service	50%			2023	\$5,700	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$28,500	10	\$200	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$70,600	1	\$7,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2023	\$805,800	1-3	\$40,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2043	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$64,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2039	**	4	\$1,000	B
Steam Piping/Pump	80%			2033	**	4	\$2,600	B
<b>Terminal Devices</b>								
Air Handler	60%	Now	\$25,200	2023	\$251,700	1	\$21,900	B
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : 2nd &amp; 3rd Floor Mechanical Rooms</i>							
Fan Coil Unit/Heat	20%			2023	\$233,000	1	\$4,200	B
Unit Heater-Stm/HW	20%			2023	\$100,500	4	\$1,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2032	**	1	\$70,900	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Refrigeration Plant</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Refrigeration Plant</i>							
	<i>Explanation : 4 Units Service The Entire Hospital Complex</i>							
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$4,800	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2023	\$330,500	1	\$40,500	B
<b>Heat Rejection</b>								
Water Cool Tower	100%	0-2	\$223,300	2028	**	2	\$52,700	B
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
	<i>Damaged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,500	B
<b>Exhaust Fans</b>								
Interior	95%			2023	\$81,700	2	\$1,900	B
Roof	5%			2023	\$3,100	2	\$100	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%			2033	**	1		B
Galv Iron/Steel	30%			2028	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger Low Temp	100%			2033	**	4	\$6,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Provide Hot Water To Entire Hospital Complex</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2028	**	4	\$2,000	B
Sewage Ejector(s) Electric	100%			2028	**	4	\$2,000	B
Fixtures Generic	100%							B
Fire Suppression								
Standpipe Generic	100%			2033	**	1-5	\$34,300	B
Fire Pump Generic	100%			2026	**	1	\$12,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Services The Entire Hospital Complex</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 DRAPER HALL - DORMITORY  
**Address** : 1901 FIRST AVENUE @E. 99 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0011.020 / 749 **Yr Built/Renovated** : 1963 / 2004  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$2,247,700	\$629,500
Interior Architecture	\$481,800	\$505,100
Mechanical	\$377,400	\$659,000
<b>Total</b>	<b>\$3,106,800</b>	<b>\$1,793,700</b>
Priority A	\$2,247,700	\$629,500
Priority B	\$509,400	\$748,300
Priority C	\$349,800	\$415,800
<b>Total</b>	<b>\$3,106,800</b>	<b>\$1,793,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$155,200</b>	<b>\$67,400</b>	<b>\$84,700</b>	<b>\$64,800</b>
Priority A	\$13,800			
Priority B	\$117,100	\$57,200	\$71,900	\$55,900
Priority C	\$24,400	\$10,200	\$12,800	\$8,900
<b>Total</b>	<b>\$155,200</b>	<b>\$67,400</b>	<b>\$84,700</b>	<b>\$64,800</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$259,000	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Data Is From October 2008 Survey, Building Closed Due To Hurricane Sandy Flooding - Updated Survey Required</i>								
Metal/Glass Curt Wall	15%			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
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$121,600	A
Metal Rail	20%			2037	**	5-10	\$80,300	A
Roof								
IRMA/Protected Membrane	40%			2024		10	\$24,300	A
Modified Bitumen	10%	2-4	\$13,800	2029	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
Traffic Topping	50%	Now	\$87,400	2024			\$218,500	A
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Outdoor Tennis Courts</i>								
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%			2029	**	3	\$38,300	C
Vinyl Tile	15%	Now	\$91,300	2024		3	\$11,500	C
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
Under Construction	5%							D
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$33,400	C
Plaster	70%			LIFE	**	5-10	\$165,800	C
Plaster	10%	Now	\$106,600	LIFE	**	5	\$8,400	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 14th Floor</i>								
Under Construction	5%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	* *	5	\$178,700	B
AcousTileSusp.Lay-In	15%	Now	\$42,600	2029	* *	5	\$15,300	B
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout From Tennis Court Roof</i>								
Exposed Concrete	10%			LIFE	* *	5-10	\$25,500	B
Under Construction	5%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Was Flooded Due To Hurricane Sandy.</i>								
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
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lightning Protection</b>								
Arresters/Cabling	100%							D
<b>Alarm</b>								
Security System	100%							D
Fire/Smoke Detection	100%							D
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%	Now	\$10,700	2034	**	1		B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steam Line In Tunnel From Main Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Avenue</i>								
<i>Explanation : Temporary Boiler Set Up On Street Due To Hurricane Sandy Flood Damage</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	80%			2020	\$27,700	1	\$54,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : No Access For Survey Due To Hurricane Sandy Flooding</i>								
Pres. Reducing Valve/LP Steam	20%			2027	**	5	\$1,600	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	80%	Now	\$195,500	2032	**	4	\$5,400	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Room</i>								
Steam Piping/Pump	20%	Now	\$45,300	2034	**	4	\$1,300	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler	20%	Now	\$52,500	2024	\$174,900	1	\$15,200	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2029	**	1	\$35,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	20%			2024	\$110,100	1	\$12,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Access For Survey</i>							
Window/Wall Unit	50%			2019	\$166,700	1		B
No Component	30%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	20%			2024	\$111,000	4	\$2,000	B
No Component	80%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	20%			2024	\$96,400	1	\$16,900	B
No Component	80%							D
<b>Heat Rejection</b>								
Evap Condenser	20%	Now	\$18,500	2034	**	2	\$15,200	B
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Room</i>							
No Component	80%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$120,500	B
<b>Exhaust Fans</b>								
Roof	100%			2029	**	2	\$4,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Access For Survey</i>							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%	0-2	\$50,300	2054	**	4	\$13,500	B
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 14th Floor</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building</i>							
	<i>Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors</i>							
	<i>1 - 500 Gallon Tand Serving Lower Floors</i>							
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Access For Survey</i>							
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s)							
Rigid Piping	100%			2024	\$10,800	4	\$2,000 B
Backflow Preventer							
Generic	100%			2029	* *	1	\$8,400 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-16</i>					
		<i>Explanation : 3 Units</i>					
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D
Fire Pump							
Not Accessible	100%						D
Chemical System							
Not Accessible	100%						D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 2004  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$14,163,300</b>	<b>\$24,722,700</b>
Priority A	\$5,081,300	\$1,310,800
Priority B	\$7,970,800	\$15,750,400
Priority C	\$1,111,100	\$7,661,400
<b>Total</b>	<b>\$14,163,300</b>	<b>\$24,722,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$919,000</b>	<b>\$547,700</b>	<b>\$751,600</b>	<b>\$697,900</b>
Priority A	\$28,700			
Priority B	\$740,100	\$547,700	\$692,500	\$593,500
Priority C	\$150,200		\$59,100	\$104,500
<b>Total</b>	<b>\$919,000</b>	<b>\$547,700</b>	<b>\$751,600</b>	<b>\$697,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$45,300	LIFE	**	5	\$67,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopies At Receiving Courtyard</i>								
Masonry: Brick	88%			LIFE	**	5	\$1,186,100	A
Masonry: Brick	2%	Now	\$47,200	LIFE	**	5	\$13,500	A
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Walkway To Pediatric Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Walkway To Pediatric Entrance</i>								
<i>Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.</i>								
Masonry: Granite	3%			LIFE	**	5	\$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	5%	Now	\$713,200	2049	**	5	\$7,100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
Aluminum	20%	Now	\$2,852,900	2049	**	5	\$28,400	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	3%			LIFE	**	5	\$10,700	A
Metal Louvers	2%			2033	**	10	\$35,500	A
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$185,200	A
Metal Rail	20%			2037	**	5-10	\$122,300	A

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$43,400	2029	**	5	\$7,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Driveway Over Cenrtal Stores</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Parking Driveway Over Central Stores In Basement</i>								
Built-Up (BUR)	10%			2024	\$124,200	10	\$22,000	A
IRMA/Protected Membrane	5%	Now	\$133,600	2034	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over New Born Pavillion On Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over New Born Pavillion On Fifth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over New Born Pavillion</i>								
<i>Explanation : Traffic Surface</i>								
IRMA/Protected Membrane	10%	Now	\$213,800	2034	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Auditorium And Emergency Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Auditorium And Emergency Room</i>								
IRMA/Protected Membrane	5%	Now	\$106,900	2034	**			A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Emergency Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Emergency Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Emergency Room</i>								
Modified Bitumen	50%			2029	**	10	\$110,200	A
Single Ply Membrane	5%	Now	\$8,200	2024	\$40,800			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Opd</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Opd</i>								
Skylight, Plastic	3%			2037	**	1		A
Traffic Topping	2%			2029	**	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.



**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
Vinyl Tile	5%			2032	**	3	\$20,600	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	**	5	\$84,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$134,600	C
Fiberglass Panel	2%			LIFE	**	10	\$8,400	C
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
<b>Ceilings</b>								
AcousTileConcealSpLn	50%			2029	**	5	\$687,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : New Born Pavillion, Emergency Room</i>								
AcousTileSusp.Lay-In	33%			2037	**	5	\$362,900	B
Exposed Concrete	5%	Now	\$662,900	LIFE	**	5	\$8,600	B
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Metal Panel	5%			LIFE	**	5	\$137,500	B
Metal Panel	2%			LIFE	**	5	\$55,000	B
Plaster	5%			LIFE	**	5-10	\$94,500	B
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2024	\$79,600	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2- 3000 Amperes Main Service Protectors</i>								
Air Circuit Breaker	50%			2024	\$79,600	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- 4000 Amperes Main Service Protectors</i>								
<b>Transformers</b>								
Dry Type	50%			2029	**	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 112 Kva, 480/277/208 Volts</i>								
Dry Type	50%			2037	**	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kva, 480/277/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$497,000	5	\$19,500	B
<b>Raceway</b>								
Busway	5%			2029	**	1		B
Conduit	85%			2024	\$596,300	1		B
Conduit	10%			2044	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5	\$900	B
Molded Case Bkrs	75%			2023	\$529,600	5	\$14,600	B
Molded Case Bkrs	10%			2032	**	5	\$2,000	B
Molded Case Bkrs	10%			2040	**	5	\$2,000	B
<b>Wiring</b>								
Braided Cloth	65%	2-4	\$515,900	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2022	\$39,700	1		B
Thermoplastic	20%			2034	**	1		B
Thermoplastic	10%			2044	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	80%			2022	\$1,064,200	5	\$4,000	B
Locally Mounted	20%			2037	**	5	\$1,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$21,700	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2022	\$5,600	1	\$113,400	B
Automatic	50%			2029	**	1	\$113,400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2020	\$76,500	1	\$284,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- Generators Rated @ 750 Kw And 600 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$700	5	\$27,200	B
<b>Fuel Storage</b>								
Day Tank	50%			2040	* *	5	\$68,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- Day Tanks - 30 Gallons And 50 Gallons Capacity</i>								
Main Tank	50%			2027	* *	5	\$10,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- Main Tanks - 6000 Gallons And 7500 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	15%			2029	* *	10	\$101,100	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2019	\$227,200	10	\$33,700	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	60%			2029	* *	10	\$404,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	19%			2029	* *	10	\$128,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	1%			2029	* *	10	\$200	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$63,500	1		B
Exit, LED	40%			2052	* *	1		B
Exit, Service	10%			2024	\$12,700	1		B
<b>Exterior Lighting</b>								
HID	100%			2024	\$319,600	10	\$2,300	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							D
Generic	40%			2024	\$1,056,900	1	\$110,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Camera System, Intrusion Alarm System And Infant Protection System</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic

40%

2024

\$3,617,900

1-3

\$186,900

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways, Lobby, Restrooms, Mechanical Rooms*

*Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells*

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Heating**

Energy Source

Fuel Oil No 6

100%

0-2

\$2,151,100

2054

\*\*

5

\$113,800

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%*

*Location : Oil Tanks, East Side Underground*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Fuel Oil Tanks, East Side Underground*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Underground Tanks*

*Explanation : 4 - 35,000 Gallon Tanks*

*2 - 50,000 Gallon Tanks*

**Conversion Equipment**

Heat Exchanger

10%

2027

\*\*

1

\$36,400

B

Steam Boiler

90%

0-2

\$3,826,300

2044

\*\*

1

\$590,100

B

*Malfunctioning, Extent : Severe, Area Affected : 100%*

*Location : Basement*

*Obsolete Equipment, Extent : Severe, Area Affected : 100%*

*Location : Basement*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 4 Units*

**Distribution**

Hot Wtr Piping/Pump

90%

2032

\*\*

4

\$49,000

B

Steam Piping/Pump

10%

Now

\$30,500

2034

\*\*

4

\$3,600

B

*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Condensate Return Line Coming From 16th Floor*

**Terminal Devices**

Air Handler

30%

2024

\$1,412,600

1

\$136,500

B

Convactor/Radiator

70%

2037

\*\*

1

\$166,500

B

**Air Conditioning**

Energy Source

Electricity

100%

2040

\*\*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	75%			2033	**	1	\$596,900	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 Main Chillers In The Basement And 5 Units On The Roof</i>							
Window/Wall Unit	25%			2019	\$448,900	1		B
Distribution								
Chilled Wtr Pipe/Pump	75%			2034	**	4	\$27,200	B
No Component	25%							D
Terminal Devices								
Air Handler/Cool/Ht	75%			2024	\$2,782,100	1	\$341,200	B
No Component	25%							D
Heat Rejection								
Water Cool Tower	60%			2025	**	2	\$443,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Units</i>							
No Component	10%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Part Of The 5 Chillers</i>							
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$648,800	B
Exhaust Fans								
Interior	80%			2024	\$772,400	2	\$18,100	B
Roof	20%	Now	\$138,900	2034	**	2	\$3,600	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2050	**	4	\$72,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Units - Instantaneous Type</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$94,900	LIFE	**	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Storm Drain Piping								
Cast Iron	100%	Now	\$61,000	LIFE	**	1		B
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Side Yard</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Sump Pump(s) Rigid Piping	100%	Now	\$1,100	2024	\$10,800	4	\$1,300	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	70%	0-2	\$7,500	2034	**	4	\$900	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Electric	30%			2024	\$3,200	4	\$600	B
Backflow Preventer Generic	100%			2029	**	1	\$45,400	B
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Units Basement:15th , 2 Units 6-16; 3 Units In O. P. D B-7</i>								
<i>Explanation : 12 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2044	**	1-5	\$371,100	B
Sprinkler No Component Generic	70%							D
Generic	30%			2044	**	1-2	\$61,900	B
Fire Pump Generic	100%			2033	**	1	\$137,500	B
Chemical System Wet	10%			2022	\$2,800	1-3	\$4,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul 102</i>								
No Component Generic	70%							D
Generic	20%			2022	\$5,100	1-3	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 / 2004  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$2,666,500</b>	<b>\$4,564,100</b>
Priority A	\$1,954,800	\$410,600
Priority B	\$494,500	\$3,160,400
Priority C	\$217,100	\$993,000
<b>Total</b>	<b>\$2,666,500</b>	<b>\$4,564,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$294,800</b>	<b>\$147,900</b>	<b>\$216,700</b>	<b>\$161,100</b>
Priority A	\$44,800			
Priority B	\$205,300	\$147,900	\$193,800	\$151,600
Priority C	\$44,700		\$22,900	\$9,600
<b>Total</b>	<b>\$294,800</b>	<b>\$147,900</b>	<b>\$216,700</b>	<b>\$161,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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
<b>Windows</b>								
Aluminum	100%	Now	\$1,618,600	2049	**	5	\$16,100	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
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
<b>Roof</b>								
Asphalt Macadam	10%	Now	\$6,100	2024	\$20,400	5	\$1,700	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Storage Area In Basement</i>								
IRMA/Protected Membrane	40%			2024	\$201,000	10	\$20,700	A
Modified Bitumen	50%			2029	**	10	\$25,900	A
<b>Interior</b>								
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%			2019	\$253,100	3	\$12,700	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 inch X 9 inch Tiles</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	**	5	\$17,100	C
Concrete Masonry Unit	2%			LIFE	**	5	\$5,500	C
Gypsum Board	5%			LIFE	**	5-10	\$29,100	C
Plaster	63%			LIFE	**	5-10	\$183,300	C
SGFT/Glazed Masonry	25%			LIFE	**	10	\$42,800	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	68%			2037	**	5	\$216,500	B
AcousTileSusp.Lay-In	20%			2037	**	5	\$51,000	B
Exposed Concrete	5%	Now	\$153,600	LIFE	**	5	\$2,000	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Gypsum Board	5%			LIFE	**	5-10	\$43,800	B
Metal Panel	2%			LIFE	**	5	\$12,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$63,700	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amperes Main Service Protectors</i>								
Transformers								
Dry Type	100%			2029	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva And 300 Kva, 480/208 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$217,400	5	\$4,500	B
Raceway								
Conduit	10%			2044	**	1		B
Conduit	20%			2034	**	1		B
Conduit	70%			2024	\$196,400	1		B
Panelboards								
Molded Case Bkrs	80%			2023	\$226,000	5	\$3,600	B
Molded Case Bkrs	10%			2032	**	5	\$500	B
Molded Case Bkrs	10%			2040	**	5	\$500	B
Wiring								
Braided Cloth	60%	2-4	\$190,500	2049	**	1		B
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2034	**	1		B
Thermoplastic	10%			2044	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2022	\$53,200	5	\$100	B
Locally Mounted	5%			2037	* *	5	\$100	B
Locally Mounted	15%			2022	\$79,800	5	\$200	B
Motor Control Center	70%			2022	\$372,500	5	\$3,300	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,000	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	10%			2037	* *	1	\$5,300	B
Automatic	70%			2029	* *	1	\$36,800	B
Automatic	20%	2-4	\$2,300	2044	* *	1	\$9,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Generators</b>								
Diesel	100%			2020	\$76,500	1	\$65,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 675 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$700	5	\$6,300	B
<b>Fuel Storage</b>								
Day Tank	50%			2032	* *	5	\$15,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 56 Gallons Capacity</i>								
Main Tank	50%			2027	* *	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5000 Gallons Capacity</i>								

**Lighting**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2019	\$52,600	10	\$7,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	80%			2029	**	10	\$124,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2029	**	10	\$15,600	B
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	3%			2024	\$31,600	10	\$4,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	1%			2024	\$7,400	10	\$100	B
Incandescent	1%			2019	\$10,500	2		B
<b>Egress Lighting</b>								
Exit, LED	40%			2052	**	1		B
Exit, Service	50%			2024	\$14,700	1		B
Exit, Service	10%			2019	\$2,900	1		B
<b>Exterior Lighting</b>								
HID	100%			2024	\$74,000	10	\$500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2024	\$183,600	1	\$19,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Lobby</i>						
		<i>Explanation : C C T V Surveillance Camera System</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2024	\$628,600	1-3	\$32,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Lobby</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

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  
METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	80%			2027	**	1	\$67,500	B
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2020	\$25,100	5	\$1,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Prv And Shut Off Valves</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	80%			2032	**	4	\$10,100	B
Steam Piping/Pump	20%			2034	**	4	\$1,700	B
<b>Terminal Devices</b>								
Air Handler	10%			2019	\$109,100	1	\$10,500	B
Convactor/Radiator	80%			2029	**	1	\$44,100	B
Fan Coil Unit/Heat	10%			2019	\$302,900	1	\$5,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2034	**	4	\$8,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Provided From Adjacent Main Hospital Building</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	**	1	\$105,400	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$150,300	B
<b>Exhaust Fans</b>								
Interior	90%			2024	\$201,300	2	\$4,700	B
Roof	10%			2024	\$16,100	2	\$500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2044	**	1		B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2024	\$10,800	4	\$2,000	B
<b>Backflow Preventer</b>								
Generic	100%			2029	**	1	\$10,500	B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 3 Units 1-14, 2 Units B- 13th Floor, 1 Unit B-12th Floor</i>					
		<i>Explanation : 6 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2044	* *	1-5	\$86,000 B
Sprinkler							
No Component	60%						D
Generic	40%			2044	* *	1-2	\$19,100 B
Chemical System							
No Component	80%						D
Generic	20%			2022	\$5,100	1-3	\$8,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : Fire Extinguishers</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$252,700	
Interior Architecture		\$233,900
Electrical		\$114,400
Mechanical		\$93,400
<b>Total</b>	<b>\$252,700</b>	<b>\$441,700</b>
Priority A	\$252,700	
Priority B		\$207,900
Priority C		\$233,900
<b>Total</b>	<b>\$252,700</b>	<b>\$441,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$21,300			
Interior Architecture	\$49,100		\$11,400	\$2,900
Electrical				\$300
Mechanical	\$22,600	\$4,000	\$4,200	\$2,300
<b>Total</b>	<b>\$93,000</b>	<b>\$4,000</b>	<b>\$15,700</b>	<b>\$5,500</b>
Priority A	\$21,300			
Priority B	\$28,200	\$4,000	\$14,600	\$2,600
Priority C	\$43,600		\$1,000	\$2,900
<b>Total</b>	<b>\$93,000</b>	<b>\$4,000</b>	<b>\$15,700</b>	<b>\$5,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	100%	Now	\$60,700	LIFE	**	5	\$34,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area</i>								
<hr/>								
<b>Windows</b>								
Aluminum	100%	0-2	\$40,200	2032	**	5	\$4,000	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Masonry: Brick	75%	Now	\$17,900	LIFE	**	5	\$2,600	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Metal Cornice	15%	0-2	\$2,900	2052	**			A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Metal: Cage/Fence	10%	2-4	\$500	2037	**	5	\$1,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$151,800	2034	**			A
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Third Floor Roof</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	0-2	\$2,200	LIFE	**	5	\$6,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%			2037	**	5	\$2,100	C
Vinyl Tile	85%	0-2	\$11,700	2024	\$233,900	3	\$8,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Interior**

## Interior Walls

Concrete Masonry Unit	10%	0-2	\$5,600	LIFE	**	5	\$1,100	C
-----------------------	-----	-----	---------	------	----	---	---------	---

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

Gypsum Board	90%	0-2	\$24,100	LIFE	**	5	\$15,200	C
--------------	-----	-----	----------	------	----	---	----------	---

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## Ceilings

AcousTileConcealSpLn	25%	0-2	\$5,600	2037	**	5	\$4,300	B
----------------------	-----	-----	---------	------	----	---	---------	---

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%  
Location : Throughout*

AcousTileSusp.Lay-In	75%			2037	**	5	\$20,800	B
----------------------	-----	--	--	------	----	---	----------	---

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

## Under 600 Volts

## Raceway

Conduit	100%			2024	\$25,300	1		B
---------	------	--	--	------	----------	---	--	---

## Panelboards

Molded Case Bkrs	100%			2023	\$23,500	5	\$500	B
------------------	------	--	--	------	----------	---	-------	---

## Wiring

Thermoplastic	100%			2024	\$27,200	1		B
---------------	------	--	--	------	----------	---	--	---

## Motor Controllers

Locally Mounted	50%			2029	**	5	\$100	B
-----------------	-----	--	--	------	----	---	-------	---

Locally Mounted	50%			2022	\$8,100	5	\$100	B
-----------------	-----	--	--	------	---------	---	-------	---

## Lighting

## Interior Lighting

Fluorescent	40%			2024	\$45,800	10	\$6,800	B
-------------	-----	--	--	------	----------	----	---------	---

*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout*

*Explanation : Mixture Of T-8, T-5 And Compact Fluorescent*

Fluorescent	60%			2024	\$68,700	10	\$10,200	B
-------------	-----	--	--	------	----------	----	----------	---

*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout*

*Explanation : T-12 Lamps*

## Egress Lighting

Exit, Service	50%			2029	**	1		B
---------------	-----	--	--	------	----	---	--	---

Exit, Battery	50%			2029	**	10	\$600	B
---------------	-----	--	--	------	----	----	-------	---

## Exterior Lighting

HID	100%			2029	**	10	\$100	B
-----	------	--	--	------	----	----	-------	---

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Of Adjacent Building</i>								
<i>Explanation : H W Pumps Located In Adjacent Building Basement - Only Piping In This Building</i>								
Terminal Devices								
Convactor/Radiator	30%			2029	* *	1	\$1,800	B
No Component	70%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Room, 3rd Floor</i>								
<i>Explanation : Air Handler Is Covered Under A C Section</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chw Pumps Are Located In Adjacent Building - Only Chw Piping Is In This Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$4,700	2024	\$93,400	1	\$10,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handler Duct - 3rd Floor Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Filter Frame Needs Replacement</i>								
<i>Explanation : Mechanical Room, 3rd Floor</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$9,500	LIFE	* *	2-5	\$10,300	B
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room, 3rd Floor</i>								
Exhaust Fans								
Interior	100%			2029	* *	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2015	\$6,500	4	\$2,000	B
Fixtures								
Generic	100%							B
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

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
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$9,300	B
Sprinkler								
No Component	95%							D
Generic	5%			2034	* *	1-2	\$300	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,100	1-3	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,671,900	\$84,200
Interior Architecture	\$293,000	\$503,100
Electrical		\$583,300
Mechanical	\$43,400	\$168,700
<b>Total</b>	<b>\$2,008,300</b>	<b>\$1,339,200</b>
Priority A	\$1,671,900	\$84,200
Priority B	\$43,400	\$751,900
Priority C	\$293,000	\$503,100
<b>Total</b>	<b>\$2,008,300</b>	<b>\$1,339,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture				\$6,700
Interior Architecture	\$151,700			\$10,300
Electrical	\$8,500	\$4,700	\$5,200	\$22,000
Mechanical	\$63,400	\$22,700	\$34,400	\$7,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	
<b>Total</b>	<b>\$231,400</b>	<b>\$35,300</b>	<b>\$47,500</b>	<b>\$46,900</b>
Priority A				\$40,200
Priority B	\$156,000	\$35,300	\$47,500	\$6,700
Priority C	\$75,400			
<b>Total</b>	<b>\$231,400</b>	<b>\$35,300</b>	<b>\$47,500</b>	<b>\$46,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$130,100	A
Masonry: Brick	22%	Now	\$200,600	LIFE	**	5	\$19,100	A
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Between Annex And Main Building</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout Weephole / Relieving Angle Locations</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Perimeter Joint Between Building And Side Walks</i>								
Window Wall	3%			2034	**	5	\$9,800	A
Windows								
Aluminum	100%	2-4	\$949,000	2049	**	5	\$9,500	A
<i>Hardware Missing, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	2-4	\$69,100	LIFE	**	5	\$9,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Cornice	10%			2039	**	10	\$3,600	A
Roof								
Modified Bitumen	100%	0-2	\$388,200	2034	**			A
<i>Blisters, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
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
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	57%	0-2	\$44,000	2024	\$440,100	3	\$16,600	C
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Expansion Joint Between Main Building And Annex</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$48,900	LIFE	**			C
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Sub Basement</i>								
Ceramic Tile	5%	0-2	\$11,000	2033	**	5	\$3,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,500	C
Gypsum Board	73%	0-2	\$200,100	LIFE	**	5	\$63,000	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE	**	10	\$900	C
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$18,700	2037	**	5	\$14,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$13,500	2037	**	5	\$19,400	B
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Radiology</i>								
Exposed Concrete	10%	Now	\$31,200	LIFE	**	5	\$1,200	B
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mail Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joint In Basement, Below Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub Basement Below Entrance</i>								
<i>Explanation : Cracking Concrete Beam</i>								
Gypsum Board	5%			LIFE	**	5-10	\$13,400	B
Plaster	5%			LIFE	**	5-10	\$6,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$8,300	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
Fused Disc Sw	25%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Service Room</i>								
<i>Explanation : 1200 Amp Service Switch</i>								
Fused Disc Sw	25%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Service Room</i>								
<i>Explanation : 600 Amp Service Switch For Fire Pump</i>								
<b>Transformers</b>								
Dry Type	75%			2022	\$10,900	5	\$200	B
Dry Type	20%			2037	**	5		B
Dry Type	5%	Now	\$700	2044	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Service Room</i>								
<i>Explanation : Total Of 7 Transformers</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$1,600	B
<b>Raceway</b>								
Conduit	90%			2034	**	1		B
Conduit	10%			2044	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$5,300	5	\$100	B
Molded Case Bkrs	80%			2023	\$42,400	5	\$1,200	B
Molded Case Bkrs	10%			2040	**	5	\$200	B
<b>Wiring</b>								
Thermoplastic	90%			2024	\$73,100	1		B
Thermoplastic	10%			2044	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	45%			2022	\$29,900	5	\$200	B
Locally Mounted	40%			2029	**	5	\$200	B
Locally Mounted	10%			2037	**	5		B
Motor Control Center	5%			2029	**	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$900	LIFE	**	5	\$900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Paint And Connected With Main Water Main</i>								
<b>Stand-by Power</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2022	\$11,300	1	\$18,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Asco Type Transfer Switch</i>							
Generators								
Diesel	100%			2020	\$76,500	1	\$22,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Onan Generator</i>							
Batteries								
Lead/Acid	100%			2015	\$700	5	\$2,200	B
Fuel Storage								
Day Tank	100%			2023	\$4,500	5	\$9,600	B
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$192,700	10	\$28,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	38%			2024	\$122,000	10	\$18,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Mixture Of T-8, T-5 And Compact Fluorescent</i>							
HID	2%			2019	\$4,500	10		B
Egress Lighting								
Exit, Service	50%			2024	\$4,500	1		B
Exit, Battery	50%			2024	\$22,400	10	\$1,800	B
Exterior Lighting								
HID	100%			2019	\$25,500	10	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2029	**	1-3	\$7,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Tanks Of 15,000 Gals Each</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	10%			2033	**	1	\$2,600	B
Steam Boiler	90%	Now	\$6,800	2037	**	1	\$41,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boilers Burners</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	95%			2040	**	4	\$3,700	B
Steam Piping/Pump	5%			2044	**	4	\$200	B
<hr/>								
Terminal Devices								
Air Handler	70%	Now	\$11,600	2029	**	1	\$20,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Convactor/Radiator	30%			2022		1	\$5,000	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		B
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	95%	Now	\$7,900	2033	**	1	\$48,100	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : R-11 (2) Water Cooled Trane Chillers Also Feed Ahu On 3rd Floor</i>								
<hr/>								
Int Pkg Unit - Cooling	5%			2022		2	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Liebert A C unit In 1st Floor Server Room Undergoing Repair</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	95%			2044	**	4	\$3,700	B
No Component	5%							D
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	95%			2029	**	1	\$30,600	B
No Component	5%							D
<hr/>								
Heat Rejection								
Water Cool Tower	95%	Now	\$8,400	2025	**	2	\$39,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : (2) Cooling Towers</i>								
<hr/>								
No Component	5%							D
<hr/>								
<b>Ventilation</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$43,400	LIFE	**	2-5	\$29,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, At The Air Handlers</i>								
Exhaust Fans								
Interior	80%			2029	**	2	\$1,300	B
Roof	20%	Now	\$9,800	2034	**	2	\$300	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$5,100	B
Sanitary Piping								
Cast Iron	100%	Now	\$6,700	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : House Trap In Basement X Ray Section</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$4,300	LIFE	**	1		B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Drain Over Union Office</i>								
Sump Pump(s)								
Rigid Piping	100%			2019	\$10,800	4	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : One Sump Pump</i>								
Backflow Preventer								
Generic	100%			2032	**	1	\$3,200	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : (2) Elevators. Both Are On Extended Life</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2044	**	1-5	\$26,200	B
Sprinkler								
No Component	75%							D
Generic	25%			2044	**	1-2	\$3,600	B
Fire Pump								
Generic	100%			2027	**	1	\$9,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Fire Suppression								
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,100	1-3	\$8,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,089,600	\$103,700
Interior Architecture	\$2,371,200	\$286,500
Electrical	\$282,100	
Mechanical	\$576,300	\$323,700
<b>Total</b>	<b>\$4,319,200</b>	<b>\$713,900</b>
Priority A	\$1,089,600	\$103,700
Priority B	\$1,381,100	\$360,100
Priority C	\$1,848,400	\$250,100
<b>Total</b>	<b>\$4,319,200</b>	<b>\$713,900</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Interior Architecture				\$6,600
Electrical			\$100	\$1,400
Mechanical	\$15,900	\$2,200	\$1,300	\$1,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$25,800</b>	<b>\$12,100</b>	<b>\$11,200</b>	<b>\$19,100</b>
Priority B	\$25,800	\$12,100	\$11,200	\$12,500
Priority C				\$6,600
<b>Total</b>	<b>\$25,800</b>	<b>\$12,100</b>	<b>\$11,200</b>	<b>\$19,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSET HEALTH CARE CENTER BLDG #1 - NURSING HOME**  
**Asset # : 740**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,089,600	LIFE	**	5	\$103,700	A
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
Windows								
Not Accessible	100%							D
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Terrazzo	10%	Now	\$36,400	LIFE	**	5	\$4,600	C
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	80%	Now	\$463,900	2030	**	3	\$17,500	C
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	10%	Now	\$58,000	2030	**	3	\$2,200	C
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 9 X 9 Tiles</i>					
Interior Walls								
Ceramic Tile	5%	Now	\$42,200	2023	\$210,900	5	\$3,400	C
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Plaster	95%	Now	\$1,247,900	LIFE	**	5	\$39,200	C
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Ceilings								
Plaster	100%	Now	\$522,800	LIFE	**	5	\$36,500	B
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSET HEALTH CARE CENTER BLDG #1 - NURSING HOME**  
**Asset # : 740**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Flooded Basement</i>								
<i>Explanation : Water Present</i>								
Transformers 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	\$800	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wiring Not Accessible	100%							D
Motor Controllers Not Accessible	100%							D
Ground								
Grounding Devices Not Accessible	100%							D
Lighting								
Interior Lighting Fluorescent	60%	Now	\$144,700	2030	**			B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T12</i>								
HID	5%			2028	**	10	\$100	B
Incandescent	35%	Now	\$84,400	2030	**	2	\$200	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Exit, Service	50%			2028	**	1		B
Exit, Battery	50%			2028	**	10	\$1,300	B
Lightning Protection								
Arresters/Cabling Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

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**  
**NEPONSET HEALTH CARE CENTER BLDG #1 - NURSING HOME**  
**Asset # : 740**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Steam Piping/Pump	100%			2020	\$323,700	4	\$2,900	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Complex</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : From Power Plant</i>								
Terminal Devices								
Convactor/Radiator	100%			2018	\$437,800	1	\$12,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2019	\$13,100	1		B
Conversion Equipment								
Window/Wall Unit	10%			2015	\$9,500	1		B
No Component	90%							D
Ventilation								
Exhaust Fans								
Interior	10%			2015	\$5,100	2	\$100	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$138,500	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 1-5</i>								
<i>Explanation : 2 Units - Not In Service</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$659,400	\$62,800
Interior Architecture	\$1,241,800	
Electrical	\$174,000	
Mechanical	\$348,800	\$195,900
<b>Total</b>	<b>\$2,423,900</b>	<b>\$258,600</b>
Priority A	\$659,400	\$62,800
Priority B	\$775,800	\$195,900
Priority C	\$988,600	
<b>Total</b>	<b>\$2,423,900</b>	<b>\$258,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$39,900</b>	<b>\$11,200</b>	<b>\$10,700</b>	<b>\$15,700</b>
Priority B	\$19,500	\$11,200	\$10,700	\$11,500
Priority C	\$20,400			\$4,200
<b>Total</b>	<b>\$39,900</b>	<b>\$11,200</b>	<b>\$10,700</b>	<b>\$15,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSET HEALTH CARE CENTER BLDG #2 - NURSING HOME**  
**Asset # : 729**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$659,400	LIFE	**	5	\$62,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Not Accessible	100%							D
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
<b>Interior</b>								
Floors								
Ceramic Tile	5%	Now	\$20,400	2029	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	95%	Now	\$333,400	2030	**	3	\$12,600	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$51,100	2029	**	5	\$2,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	95%	Now	\$604,200	LIFE	**	5	\$23,700	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$253,100	LIFE	**	5	\$22,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Flooded Basement</i>								
<i>Explanation : Water Present</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSET HEALTH CARE CENTER BLDG #2 - NURSING HOME**

**Asset # : 729**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Molded Case Bkrs	100%	Now	\$35,300	2045	**	5	\$500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	60%	Now	\$87,600	2030	**			B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T12</i>								
HID	5%			2028	**	10		B
Incandescent	35%	Now	\$51,100	2030	**	2	\$100	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Exit, Service	50%			2028	**	1		B
Exit, Battery	50%			2028	**	10	\$800	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Distribution								
Steam Piping/Pump	100%			2020	\$195,900	4	\$1,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant - Not In Service</i>								
<i>Explanation : Steam And Hot Water From Other Bldg</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME**  
**Asset # : 729**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Convector/Radiator	100%			2018	\$265,000	1	\$7,600 B
Air Conditioning							
Energy Source							
Electricity	100%			2019	\$7,900	1	B
Conversion Equipment							
Window/Wall Unit	10%			2015	\$5,800	1	B
No Component	90%						D
Ventilation							
Exhaust Fans							
Interior	10%			2015	\$3,100	2	\$100 B
No Component	90%						D
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2018	\$83,800	1	B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Floors 1-5</i>						
	<i>Explanation : 2 Units - Not In Service</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$805,400	\$76,600
Electrical	\$115,600	\$162,300
Mechanical	\$604,000	\$339,200
<b>Total</b>	<b>\$1,525,000</b>	<b>\$578,200</b>
Priority A	\$805,400	\$76,600
Priority B	\$719,600	\$501,500
<b>Total</b>	<b>\$1,525,000</b>	<b>\$578,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$82,700</b>	<b>\$15,000</b>	<b>\$12,000</b>	<b>\$46,600</b>
Priority B	\$82,700	\$15,000	\$12,000	\$46,600
<b>Total</b>	<b>\$82,700</b>	<b>\$15,000</b>	<b>\$12,000</b>	<b>\$46,600</b>



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BOILER RM**  
**Asset # : 730**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Exterior

## Exterior Walls

Masonry: Brick

100%	Now	\$805,400	LIFE	**	5	\$76,600	A
------	-----	-----------	------	----	---	----------	---

*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : Throughout**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Windows

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$16,700

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Rated At 3000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$108,700

5

\$200

B

## Raceway

Conduit

70%

2020

\$24,200

1

B

Tray

30%

2018

\$10,400

1

B

## Panelboards

Fused Disc Sw

30%

2019

\$23,000

5

\$300

B

Molded Case Bkrs

70%

2019

\$53,600

5

\$700

B

## Wiring

Braided Cloth

40%

Now

\$12,500

2045

\*\*

1

B

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout*

Thermoplastic

60%

2020

\$18,700

1

B

## Motor Controllers

Locally Mounted

100%

2018

\$10,800

5

\$300

B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BOILER RM**  
**Asset # : 730**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	\$11,300	1	\$11,600	B
Generators								
Diesel	100%			2016	\$76,500	1	\$14,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 313 Kva</i>						
Batteries								
Lead/Acid	100%			2015	\$700	5	\$1,400	B
Fuel Storage								
Main Tank	100%			2023	\$5,900	5	\$1,200	B
Lighting								
Interior Lighting								
Fluorescent	60%			2015	\$39,100	10	\$22,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Lamp T12</i>						
HID	5%			2028	**	10	\$100	B
Incandescent	35%			2015	\$22,800	2	\$300	B
Egress Lighting								
Exit, Service	50%			2028	**	1		B
Exit, Battery	50%			2028	**	10	\$1,400	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Natural Gas	100%			2030	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Entire Complex</i>						
		<i>Explanation : Building Is Not In Service</i>						
Conversion Equipment								
Steam Boiler	100%			2025	**	1	\$40,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Steam Piping/Pump	100%			2020	\$339,200	4	\$3,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BOILER RM**  
**Asset # : 730**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Heating							
Terminal Devices							
Convector/Radiator	100%			2018	\$458,900	1	\$13,200 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2018	\$145,100	1	B
HW Heat Exchanger							
Low Temp	100%			2020	\$15,100	4	\$6,100 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2015	\$10,800	4	\$2,000 B
Fixtures							
Generic	100%						B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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			
<b>Total</b>	<b>\$20,000</b>			
Priority A	\$20,000			
<b>Total</b>	<b>\$20,000</b>			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER GARAGE**

**Asset # : 731**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Exterior

## Exterior Walls

Masonry: Brick

100%	Now	\$20,000	LIFE	**	5	\$2,900	A
------	-----	----------	------	----	---	---------	---

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## Roof

Not Accessible

100%

D

## Interior

## Floors

Not Accessible

100%

D

## Interior Walls

Not Accessible

100%

D

## Ceilings

Not Accessible

100%

D

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Under 600 Volts

## Service Equipment

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 Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**HEALTH AND HOSPITALS CORP. - 819  
NEPONSIT HEALTH CARE CENTER GARAGE**

**Asset # : 731**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$13,619,300</b>	<b>\$18,520,100</b>
Priority A	\$4,706,600	\$708,200
Priority B	\$8,567,600	\$17,507,200
Priority C	\$345,100	\$304,600
<b>Total</b>	<b>\$13,619,300</b>	<b>\$18,520,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$675,300</b>	<b>\$522,700</b>	<b>\$614,300</b>	<b>\$527,000</b>
Priority A	\$38,300	\$2,000		
Priority B	\$584,900	\$520,700	\$614,300	\$469,300
Priority C	\$52,100			\$57,700
<b>Total</b>	<b>\$675,300</b>	<b>\$522,700</b>	<b>\$614,300</b>	<b>\$527,000</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$198,100	A
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Repointed During Renovation.</i>								
Metal Panel	2%	Now	\$10,900	2031	**	5	\$12,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Overhead Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Overhead Doors</i>								
Pre-Cast Concrete	35%	Now	\$108,100	LIFE	**	5	\$375,500	A
<i>Vertical Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Emergency Entrance.</i>								
Window Wall	3%	Now	\$567,900	2051	**	5	\$18,600	A
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lobby And Various Locations.</i>								
Windows								
Aluminum	95%	Now	\$3,953,600	2046	**	5	\$39,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2030	**	10	\$25,900	A
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$13,400	A
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Various Throughout.</i>								
<i>Explanation : Repointed During Renovation.</i>								
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
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : North Parapet Wall.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	10%	Now	\$18,800	LIFE	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th And 13th Floors.</i>								
Modified Bitumen	85%			2029	**	10	\$95,200	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Repointed During Renovation.</i>								
Panel/Paver: Cer/Brk	5%	Now	\$76,900	2051	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Over Loading Dock/garage Compactor Room.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$78,600	LIFE	**	5	\$216,500	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement B3 &amp; Fuel Tank Storage Room.</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Fuel Tank Storage Room.</i>								
Ceramic Tile	5%			2030	**	5	\$33,000	C
Panel/Paver: Cer/Brk	5%			2037	**	5	\$74,200	C
Quarry Tile	5%			2034	**	5	\$49,500	C
Vinyl Tile	70%	Now	\$229,400	2026	**	3	\$173,200	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations.</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	5%			2030	**	5	\$6,100	C
Concrete Masonry Unit	10%	Now	\$24,000	LIFE	**	5	\$4,900	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement B-2.</i>								
Gypsum Board	70%			LIFE	**	5	\$51,000	C
Masonry: Brick	5%	Now	\$8,600	LIFE	**			C
<i>Efflorescence, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room.</i>								
Plaster	5%			LIFE	**	5	\$1,800	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$132,200	2034	**	5	\$102,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridors &amp; Room 14 Co1.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor</i>								
AcousTileConcealSpLn	25%			2026	**	5	\$205,600	B
AcousTileSusp.Lay-In	12%	Now	\$11,000	2034	**	5	\$39,500	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fire Control Room.</i>								
Exposed Concrete	13%			LIFE	**	5	\$13,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations.</i>								
<i>Explanation : Precast Waffle Panel Construction.</i>								
Metal Panel	25%			LIFE	**	5	\$205,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	99%			2021	\$126,100	5	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4(4000 Amp) Seviles.</i>								
Fuel Cell(s)	1%			2030	**	1-5	\$12,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Second Floor Roof</i>								
<i>Explanation : 200 Kw</i>								
Transformers								
Dry Type	90%			2019	\$13,100	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Kva Ratings</i>								
Dry Type	10%			2034	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Kva Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	94%			2021	\$379,600	5	\$2,300	B
Fused Disc Sw	5%			2041	**	5	\$100	B
Fused Disc Sw	1%			2041	**	5		B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Fuel Cell Distribution</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Busway	20%			2019	\$112,200	1		B
Conduit	70%			2021	\$392,900	1		B
Conduit	10%			2041	* *	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2020	\$28,200	5	\$600	B
Molded Case Bkrs	15%			2029	* *	5	\$2,100	B
Molded Case Bkrs	10%			2037	* *	5	\$1,400	B
Molded Case Bkrs	70%			2020	\$395,500	5	\$10,000	B
<b>Wiring</b>								
Busway	20%			2019	\$127,000	1		B
Thermoplastic	70%			2021	\$444,500	1		B
Thermoplastic	10%			2041	* *	1		B
<b>Motor Controllars</b>								
Locally Mounted	10%			2019	\$52,800	5	\$400	B
Locally Mounted	5%			2034	* *	5	\$200	B
Motor Control Center	10%			2034	* *	5	\$1,500	B
Motor Control Center	75%			2019	\$798,200	5	\$11,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$7,900	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	10%			2019	\$1,100	1	\$16,600	B
								<i>Other Observation, Extent : Light, Area Affected : 30%</i>
								<i>Location : Second Basement</i>
								<i>Explanation : 400 Amp. For Fire Pump.</i>
Automatic	70%			2034	* *	1	\$115,900	B
								<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>
								<i>Location : Electrical Room</i>
								<i>Explanation : 3(1600 Amp.) 1(1000 Amp.)</i>
Automatic	10%			2019	\$1,100	1	\$16,600	B
								<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : First Basement</i>
								<i>Explanation : 400 Amp. For Sprinkler Pump.</i>
Automatic	10%			2019	\$1,100	1	\$16,600	B
								<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>
								<i>Location : Second Basement</i>
								<i>Explanation : 400 Amp. For Standpipe Pump.</i>
<b>Generators</b>								
Diesel	100%			2017	\$76,500	1	\$207,700	B
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Generator Room</i>
								<i>Explanation : 2 (750 Kw)</i>
<b>Batteries</b>								
Lead/Acid	100%			2015	\$700	5	\$19,900	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	25%			2020	\$9,500	5	\$20,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 2 (105 Gals.)</i>							
Main Tank	75%			2024	\$47,600	5	\$9,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Basement, Room G3-d01</i>							
	<i>Explanation : 20000 Gals. Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$2,671,600	10	\$396,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	1%	0-2	\$400	2016	\$19,200			B
	<i>Obsolete Fixtures, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Boiler Room</i>							
Incandescent	1%	0-2	\$500	2016	\$27,300	2	\$100	B
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 1%</i>							
	<i>Location : Throughout</i>							
Egress Lighting								
Emergency, Service	50%			2021	\$38,100	1		B
Exit, Service	25%			2016	\$19,100	1		B
Exit, Service	25%			2021	\$19,100	1		B
Exterior Lighting								
HID	100%			2016	\$233,300	10	\$1,700	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2024	\$11,500	5	\$1,200	B
Alarm								
Security System								
Generic	100%			2021	\$1,928,800	1	\$200,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fixed Cameras.</i>							
Fire/Smoke Detection								
Generic	60%			2016	\$3,961,600	1-3	\$198,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Zoned System. For Pull Stations, Fans Shutdown And Bells.</i>							
Generic	40%			2021	\$2,641,000	1-3	\$136,500	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Main Lobby</i>							
	<i>Explanation : Addressable. For Smoke Detection Throughout And Tied To Existing Zoned System.</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Vault</i>							
	<i>Explanation : 3 - 20,000 Gallon Tanks For #2</i>							
Conversion Equipment								
Heat Exchanger	10%			2024	\$11,200	1	\$21,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Equipment Room</i>							
	<i>Explanation : Heat Exchanger Serves Reheat System And Radiation</i>							
Steam Boiler	70%			2034	**	1	\$306,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 4 Boilers Out Of 5 Are Newer Units</i>							
Steam Boiler	20%			2026	**	1	\$87,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Boiler Of 5 Is Older Unit</i>							
Distribution								
Hot Wtr Piping/Pump	30%			2037	**	4	\$6,500	B
Steam Piping/Pump	70%			2041	**	4	\$15,200	B
Terminal Devices								
Air Handler	60%	2-4	\$1,017,000	2021	\$1,695,100	1	\$147,400	B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Air Handler Pans</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Air Handler Doors Leaking Air</i>							
Convactor/Radiator	30%			2034	**	1	\$42,800	B
Fan Coil Unit/Heat	10%			2026	**	1	\$14,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Reheat System</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	80%			2030	* *	1	\$382,000	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 4 Of 5 Chillers Are Newer Units</i>								
Centrifugal, Elec Chiller	20%			2024	\$282,500	1	\$95,500	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Of 5 Chillers Is An Older Unit</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%	Now	\$128,000	2031	* *	4	\$21,800	B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connections To Air Handling Units</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	2-4	\$1,335,300	2021	\$2,225,500	1	\$245,700	B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handler Doors Leaking Air</i>								
<b>Heat Rejection</b>								
Water Cool Tower	100%			2015	\$1,504,000	2	\$443,700	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$245,800	B
<b>Exhaust Fans</b>								
Interior	95%			2021	\$550,300	2	\$12,900	B
Roof	5%			2021	\$20,800	2	\$700	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2021	\$1,565,000	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Pump Room</i>								
<b>HW Heat Exchanger</b>								
Low Temp	100%			2031	* *	4	\$65,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 Units With 5,000 Gallon Tanks</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2026	* *	4	\$1,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement</i>						
		<i>Explanation : 2 Duplex Units</i>						
Sewage Ejector(s) Electric	100%			2026	* *	4	\$1,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement</i>						
		<i>Explanation : 2 - Duplex Units</i>						
Backflow Preventer Generic	100%			2026	* *	1	\$27,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Fire And Domestic / Repairs In Progress</i>						
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) Sb2-2, (1) Sb1-2, (3) 1-4, (4) Sb1-17, (1) Sb2-17, (2)sb1-16</i>						
		<i>Explanation : 12 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2041	* *	1-5	\$222,700	B
Sprinkler No Component	40%							D
Generic	60%			2041	* *	1-2	\$74,200	B
Fire Pump Generic	100%			2030	* *	1	\$82,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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**

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$47,000		\$1,300	
Interior Architecture	\$23,200		\$300	\$1,700
Electrical	\$700	\$500	\$600	\$1,200
Mechanical	\$2,000	\$600	\$900	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$76,900</b>	<b>\$5,000</b>	<b>\$7,100</b>	<b>\$7,300</b>
Priority A	\$47,000		\$1,300	
Priority B	\$17,700	\$5,000	\$5,500	\$5,600
Priority C	\$12,200		\$300	\$1,700
<b>Total</b>	<b>\$76,900</b>	<b>\$5,000</b>	<b>\$7,100</b>	<b>\$7,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$15,200	A
Masonry: Brick	45%			LIFE	**	5	\$13,600	A
Metal Panel	20%			2044	**	5-10	\$20,800	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Metal Sect. OHD	5%			2037	**	5	\$2,400	A
Weathering Steel	5%	4+	\$3,300	LIFE	**	1		A
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Canopy Columns</i>								
<i>Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel</i>								
Window Wall	15%			2044	**	5	\$8,500	A
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$600	A
<b>Parapets</b>								
Metal Panel	25%			2044	**	5	\$300	A
Metal Rail	5%			2037	**	5-10	\$300	A
Pre-Cast Concrete	70%			LIFE	**	5	\$2,600	A
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$27,700	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	25%	4+	\$1,200	2020	\$11,500	3	\$2,600	C
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : O C M E Lobby</i>								
Cast in Place Concrete	25%	Now	\$5,900	LIFE	**	5	\$3,800	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Fire Department Shop Garage</i>								
Ceramic Tile	15%			2033	**	5	\$1,000	C
Vinyl Tile	35%			2029	**	3	\$900	C
<b>Interior Walls</b>								
Ceramic Tile	10%			2033	**	5	\$600	C
Concrete Masonry Unit	20%			LIFE	**	5	\$1,000	C
Gypsum Board	65%			LIFE	**	5-10	\$7,000	C
Marble Panels	5%			LIFE	**	10	\$100	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$8,800	2037	**	5	\$2,900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$1,400	B
Gypsum Board	5%			LIFE	**	5-10	\$1,200	B
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<hr/>								
Transformers								
Liquid Filled	100%			2037	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480lv-208/120lv</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5		B
<hr/>								
Raceway								
Conduit	100%			2044	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	5%			2040	**	5		B
Molded Case Bkrs	95%			2040	**	5	\$100	B
<hr/>								
Wiring								
Thermoplastic	100%			2044	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037	**	5		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$1,400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2033	**	1	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 100 Kva</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$700	5	\$200	B
<b>Fuel Storage</b>								
Main Tank	100%			2052	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gals</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2029	**	10	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2029	**	10		B
Incandescent	3%			2029	**	2		B
<b>Egress Lighting</b>								
Emergency, Service	60%			2029	**	1		B
Exit, Service	40%			2029	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2029	**	10		B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2029	**	1	\$500	B
<b>Fire/Smoke Detection</b>								
No Component	50%							D
Generic	50%			2029	**	1-3	\$1,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2044	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Furnace	50%			2029	**	1	\$1,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof, E M S And Fire Department Garages</i>						
		<i>Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters</i>						
Hot Water Boiler	50%			2037	**	1	\$1,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : E M S And Fire Department Boiler Rooms</i>						
		<i>Explanation : 4 Gas Fired Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$1,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Package Rooftop Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	B
Exhaust Fans								
Roof	100%			2029	**	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
Water Heater								
Electric	20%			2023		4	\$200	B
Gas Fired	80%			2022		2	\$1,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2029	**	1	\$300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : E M S Side Of The Facility Floors 1 To 2</i>						
		<i>Explanation : The Unit Is Functional But Not Used</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression Sprinkler							
No Component	75%						D
Generic	25%			2044	* *	1-2	\$300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



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  
**Program / Asset #** : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$274,100	\$991,600
Interior Architecture	\$136,500	\$694,500
Electrical	\$244,500	
Mechanical		\$143,100
<b>Total</b>	<b>\$655,100</b>	<b>\$1,829,100</b>
Priority A	\$274,100	\$991,600
Priority B	\$381,000	\$358,300
Priority C		\$479,200
<b>Total</b>	<b>\$655,100</b>	<b>\$1,829,100</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$32,600	\$16,600		\$13,100
Interior Architecture	\$5,300	\$47,200	\$30,700	\$26,200
Electrical	\$29,000	\$35,000	\$29,000	\$64,000
Mechanical	\$111,400	\$125,800	\$113,700	\$119,200
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
<b>Total</b>	<b>\$232,300</b>	<b>\$278,800</b>	<b>\$227,500</b>	<b>\$276,600</b>
Priority A	\$32,600	\$16,600		\$13,100
Priority B	\$194,500	\$214,900	\$196,800	\$258,300
Priority C	\$5,300	\$47,200	\$30,700	\$5,300
<b>Total</b>	<b>\$232,300</b>	<b>\$278,800</b>	<b>\$227,500</b>	<b>\$276,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
Exterior Walls								
Metal Panel	30%			2043	**	5-10	\$438,600	A
Metal Coiling Doors	5%			2036	**	5	\$33,200	A
Pre-Cast Concrete	30%			LIFE	**	5	\$207,400	A
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor</i>								
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
<b>Interior</b>								
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor</i>								
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$273,000	B
AcousTileSusp.Lay-In	10%			2043	**	5	\$42,000	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor</i>								
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$78,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Under 600 Volts</b>							
Service Equipment							
Fused Disc Sw	75%			2043	**	5	\$900 B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Two 4000 Amps And One 3000 Amps Main Disconnect Switch</i>						
Fused Disc Sw	25%			2043	**	5	\$300 B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 4000 Amps Main Disconnect Switch For Emergency</i>						
<b>Transformers</b>							
Dry Type	100%			2036	**	5	\$1,100 B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv</i>						
<b>Switchgear / Switchboard</b>							
Fused Disc Sw	100%			2043	**	5	\$1,300 B
<b>Raceway</b>							
Conduit	100%			2043	**	1	B
<b>Panelboards</b>							
Fused Disc Sw	10%			2039	**	5	\$700 B
Molded Case Bkrs	90%			2039	**	5	\$6,700 B
<b>Wiring</b>							
Thermoplastic	100%			2043	**	1	B
<b>Motor Controllers</b>							
Locally Mounted	15%			2036	**	5	\$300 B
Motor Control Center	85%			2036	**	5	\$6,500 B
<b>Ground</b>							
<b>Grounding Devices</b>							
Generic	100%			LIFE	**	5	\$4,100 B
<b>Stand-by Power</b>							
<b>Transfer Switches</b>							
Automatic	50%			2036	**	1	\$43,300 B
Automatic	50%			2043	**	1	\$43,300 B
<b>Generators</b>							
Diesel	50%			2032	**	1	\$54,300 B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : One 1500 Kw Onan Genset</i>						
Diesel	50%			2038	**	1	\$54,300 B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Generator Room</i>						
	<i>Explanation : One 1500 Kw</i>						
<b>Batteries</b>							
Nickel Cadmium	50%			2018	\$300	5	\$31,300 B
Nickel Cadmium	50%			2019	\$300	5	\$31,300 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	**	5	\$26,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallons</i>								
Day Tank	50%			2048	**	5	\$26,000	B
Lighting								
Interior Lighting								
Fluorescent	85%			2028	**	10	\$218,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2028	**	10	\$25,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
HID	5%			2028	**	10	\$500	B
Egress Lighting								
Emergency, Service	45%			2028	**	1		B
Emergency, Battery	5%			2028	**	10	\$3,400	B
Exit, LED	40%			2051	**	1		B
Exit, Service	10%			2028	**	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$900	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	**	1	\$31,500	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2028	**	1-3	\$69,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2043	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$16,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2039	**	4	\$12,500	B
Steam Piping/Pump	40%			2043	**	4	\$8,300	B
Terminal Devices								
Air Handler	70%			2028	**	1	\$121,600	B
Convactor/Radiator	30%			2036	**	1	\$27,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2032	**	1	\$273,600	B
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : R123 Refrigerant</i>								
Reciprocating Compr/Chiller	10%			2028	**	1	\$13,000	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$20,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	**	1	\$173,800	B
Heat Rejection								
Remote Air Cond	100%			2028	**	2	\$195,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$156,500	B
Exhaust Fans								
Interior	80%			2028	**	2	\$6,900	B
Roof	20%			2028	**	2	\$1,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		B
HW Heat Exchanger								
Low Temp	100%			2043	**	4	\$41,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$17,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (7) B-5, (1) B Penthouse</i>						
		<i>Explanation : 8 Units</i>						
Escalators								
Over 20' Rise	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Levels</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$141,700	B
Sprinkler								
Generic	100%			2043	* *	1-2	\$78,800	B
Fire Pump								
Generic	100%			2032	* *	1	\$52,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$302,100	
Interior Architecture	\$75,700	
Electrical		\$76,500
Mechanical		\$298,300
<b>Total</b>	<b>\$377,800</b>	<b>\$374,800</b>
Priority A	\$302,100	
Priority B		\$374,800
Priority C	\$75,700	
<b>Total</b>	<b>\$377,800</b>	<b>\$374,800</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$97,000			\$8,800
Interior Architecture	\$14,900	\$600		\$5,700
Electrical	\$12,200	\$1,000	\$2,300	\$1,600
Mechanical	\$1,600	\$500	\$900	\$7,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$129,600</b>	<b>\$6,000</b>	<b>\$7,100</b>	<b>\$27,600</b>
Priority A	\$97,000			\$8,800
Priority B	\$30,300	\$5,400	\$7,100	\$17,800
Priority C	\$2,300	\$600		\$1,000
<b>Total</b>	<b>\$129,600</b>	<b>\$6,000</b>	<b>\$7,100</b>	<b>\$27,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$13,700	LIFE	**	5	\$3,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Loading Dock</i>								
Copper/terne	2%			2043	**	10	\$1,100	A
Masonry: Brick	85%	Now	\$134,400	LIFE	**	5	\$19,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$15,900	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	3%	Now	\$8,900	LIFE	**	5	\$500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$28,400	LIFE	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	5%			2039	**	5		A
Steel	90%	Now	\$27,000	2048	**	5	\$2,800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$800	2048	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Clearstory</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Clearstory</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Clearstory</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	95%	Now	\$51,700	LIFE	* *	5	\$3,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	5%	Now	\$2,400	LIFE	* *	5	\$200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	70%	Now	\$116,000	2033	* *			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Mechanical Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2028	* *	10	\$8,800	A
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	\$28,600	C
Ceramic Tile	5%			2026	* *	5	\$1,100	C
Vinyl Tile	35%	Now	\$75,700	2033	* *	3	\$2,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storage Space</i>								
<i>Explanation : 9x9 Tiles</i>								
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	\$2,300	LIFE	* *	5	\$400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area On Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Area On Second Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%			2028	**	5	\$9,400	B
Exposed Concrete	60%			LIFE	**	5	\$2,900	B
Exposed Concrete	10%	Now	\$12,600	LIFE	**	5	\$500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2043	**	5		B
Molded Case Bkrs	50%			2033	**	5	\$100	B
Raceway								
Conduit	80%			2023	\$18,000	1		B
Conduit	20%			2043	**	1		B
Panelboards								
Molded Case Bkrs	60%			2022	\$7,100	5	\$200	B
Molded Case Bkrs	40%			2039	**	5	\$100	B
Wiring								
Braided Cloth	60%	2-4	\$9,500	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B
Motor Controllers								
Locally Mounted	20%			2021	\$1,800	5		B
Motor Control Center	70%			2028	**	5	\$200	B
Motor Control Center	10%			2036	**	5		B
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$100	B
Generic	50%			LIFE	**	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,300	1	\$3,200	B
Generators								
Diesel	100%			2019	\$76,500	1	\$4,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 375 Kva To Supply The Main Building</i>								
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$2,300	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Fuel Storage Day Tank	100%			2022	\$1,300	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 335 Gallon Tank</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2031	**	10	\$12,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2018	\$500	10		B
<b>Egress Lighting</b>								
Emergency, Service	48%			2031	**	1		B
Emergency, Battery	2%			2023	\$100	10	\$100	B
Exit, Service	50%			2028	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$700	10		B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2031	**	1-3	\$1,900	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2023	\$120,700	4	\$1,100	B
<b>Terminal Devices</b>								
Convactor/Radiator	85%			2021	\$138,800	1	\$4,000	B
Fan Coil Unit/Heat	15%			2023	\$38,800	1	\$700	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2031	**	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	20%			2018	\$7,100	1		B
No Component	80%							D
<b>Ventilation</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,400	B
No Component	70%							D
Exhaust Fans								
Roof	30%			2023	\$4,100	2	\$100	B
Wall Unit	30%			2023	\$7,800	2	\$100	B
No Component	40%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C, B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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** : QUEENS HOSPITAL NURSES SCHOOL - N  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003  
**Area Sq Ft** : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,11  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,948,500	\$619,200
Interior Architecture	\$46,000	\$699,200
Electrical	\$155,600	\$604,200
Mechanical	\$241,100	\$400,700
<b>Total</b>	<b>\$2,391,100</b>	<b>\$2,323,300</b>
Priority A	\$1,948,500	\$619,200
Priority B	\$442,700	\$1,089,400
Priority C		\$614,800
<b>Total</b>	<b>\$2,391,100</b>	<b>\$2,323,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$87,000</b>	<b>\$84,300</b>	<b>\$102,300</b>	<b>\$92,200</b>
Priority A				\$14,100
Priority B	\$81,700	\$57,200	\$87,500	\$72,800
Priority C	\$5,300	\$27,100	\$14,900	\$5,300
<b>Total</b>	<b>\$87,000</b>	<b>\$84,300</b>	<b>\$102,300</b>	<b>\$92,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	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
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Floors</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Floors</i>								
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		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	B
AcousTileSusp.Lay-In	45%			2028	**	5	\$92,100	B
Exposed Concrete	5%			LIFE	**	5	\$1,600	B
Plaster	30%			LIFE	**	5	\$38,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
QUEENS HOSPITAL NURSES SCHOOL - N**

**Asset # : 991**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	40%			2023	\$27,200	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>							
Air Circuit Breaker	20%			2023	\$13,600	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 2000 Amps Main Disconnect Switch</i>							
Fused Disc Sw	20%			2033	**	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1600 Amps Main Disconnect Switch</i>							
Fused Disc Sw	20%			2033	**	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 600 Amps Main Disconnect Switch For Emergency</i>							
<b>Transformers</b>								
Dry Type	100%			2021	\$14,500	5	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 300 Kva 480hv-208/120lv</i>							
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$155,300	5	\$3,000	B
<b>Raceway</b>								
Conduit	70%			2023	\$76,500	1		B
Conduit	20%			2033	**	1		B
Conduit	10%			2043	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	60%			2031	**	5	\$1,600	B
Fused Disc Sw	10%			2039	**	5	\$300	B
Fused Disc Sw	5%			2031	**	5	\$100	B
Molded Case Bkrs	25%			2022	\$38,300	5	\$700	B
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$54,800	2048	**	1		B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	40%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B
Thermoplastic	20%			2023	\$36,500	1		B
<b>Motor Controllers</b>								
Locally Mounted	80%			2021	\$172,900	5	\$600	B
Locally Mounted	20%			2028	**	5	\$200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,700	B
<b>Stand-by Power</b>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819  
QUEENS HOSPITAL NURSES SCHOOL - N**

**Asset # : 991**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	40%			2028	**	1	\$13,900	B
Automatic	60%			2028	**	1	\$20,800	B
<b>Generators</b>								
Diesel	50%			2019	\$35,300	1	\$21,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 188 Kva Kohler</i>								
Diesel	50%			2026	**	1	\$21,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 313 Kva Kohler</i>								
<b>Batteries</b>								
Lead/Acid	50%			2015	\$300	5	\$2,100	B
Lead/Acid	50%			2016	\$300	5	\$2,100	B
<b>Fuel Storage</b>								
Day Tank	100%			2022	\$12,200	5	\$26,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 330 Gallon Tanks</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	78%			2028	**	10	\$100,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$25,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$12,300	10	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2028	**	1		B
Exit, Service	30%			2028	**	1		B
Exit, Service	20%			2023	\$4,900	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$48,800	10	\$400	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2038	**	5	\$600	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2028	**	1	\$12,600	B
<b>Fire/Smoke Detection</b>								
No Component	65%							D
Generic	35%			2028	**	1-3	\$24,300	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Campus Steam	100%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<hr/>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$8,400	B
<hr/>								
Distribution Steam Piping/Pump	100%			2033	**	4	\$7,000	B
<hr/>								
Terminal Devices Air Handler	15%			2023	\$135,500	1	\$13,100	B
Convactor/Radiator	85%			2028	**	1	\$38,800	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source District C.W.	15%			2049	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
<hr/>								
Electricity	85%			2031	**	1		B
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	5%			2023	\$28,400	1	\$3,300	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<hr/>								
Window/Wall Unit No Component	70%			2018	\$241,100	1		B
	25%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
<hr/>								
Distribution Chilled Wtr Pipe/Pump No Component	15%			2033	**	4	\$1,000	B
	85%							D
<hr/>								
Terminal Devices Direct Expansion Air Handler/Cool/Ht No Component	5%			2028	**	1		B
	15%			2023	\$80,000	1	\$13,100	B
	80%							D
<hr/>								
Heat Rejection Remote Air Cond No Component	5%			2028	**	2	\$4,900	B
	95%							D
<hr/>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,600	B
<hr/>								
Exhaust Fans Interior	100%			2023	\$185,200	2	\$4,400	B
<hr/>								
<b>Plumbing</b>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Brass/Copper	50%			2043	* *	1	B
Galv Iron/Steel	50%			2028	* *	1	B
HW Heat Exchanger							
Low Temp	100%			2033	* *	4	\$14,000 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Backflow Preventer							
Generic	100%			2028	* *	1	\$8,700 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-8</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2033	* *	1-5	\$73,800 B
Sprinkler							
Generic	100%			2033	* *	1-2	\$39,600 B
Fire Pump							
Generic	100%			2032	* *	1	\$26,400 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$417,200
Interior Architecture	\$55,700	\$181,500
Electrical		\$94,600
<b>Total</b>	<b>\$55,700</b>	<b>\$693,300</b>
Priority A		\$417,200
Priority B	\$55,700	\$150,300
Priority C		\$125,800
<b>Total</b>	<b>\$55,700</b>	<b>\$693,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$5,800			\$57,400
Interior Architecture		\$19,600		
Electrical	\$9,500	\$8,300	\$7,400	\$7,400
Mechanical	\$23,500	\$21,400	\$45,700	\$19,300
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$68,400</b>	<b>\$78,900</b>	<b>\$82,800</b>	<b>\$113,700</b>
Priority A	\$5,800			\$57,400
Priority B	\$62,600	\$59,300	\$82,800	\$56,300
Priority C		\$19,600		
<b>Total</b>	<b>\$68,400</b>	<b>\$78,900</b>	<b>\$82,800</b>	<b>\$113,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Metal Panel	5%			2049	**	5-10	\$47,000	A
Granite Panels	5%			LIFE	**	5	\$5,100	A
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 Membrane	60%			2028	**	10	\$34,400	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	35%			2028	**	10	\$20,100	A
Single Ply Membrane	5%			2028	**	10	\$2,900	A
<b>Interior</b>								
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	C
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	B
Exposed Struc: Steel	15%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$32,200	B
Metal Panel	5%			LIFE	**	5	\$10,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 4000 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2040	**	5	\$400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 500 Kva 480hv-208/120lv And One 75 Kva 480hv-208/120lv</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$500	B
Raceway								
Conduit	100%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$300	B
Molded Case Bkrs	90%			2045	**	5	\$2,700	B
Wiring								
Thermoplastic	100%			2049	**	1		B
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$35,400	B
Lighting								
Interior Lighting								
Fluorescent	80%			2031	**	10	\$84,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	10%			2031	**	10	\$10,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
HID	5%			2031	**	10	\$200	B
Incandescent	5%			2031	**	2	\$100	B
Egress Lighting								
Emergency, Service	40%			2031	**	1		B
Emergency, Battery	10%			2031	**	10	\$2,800	B
Exit, LED	45%			2058	**	1		B
Exit, Service	5%			2031	**	1		B
Exterior Lighting								
HID	100%			2031	**	10	\$400	B

## 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.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2031	**	1	\$12,900	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2031	**	1-3	\$28,300	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2049	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$6,800	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2045	**	4	\$3,400	B
Steam Piping/Pump	40%			2049	**	4	\$2,300	B
Terminal Devices								
Air Handler	60%			2031	**	1	\$42,600	B
Convactor/Radiator	40%			2040	**	1	\$14,800	B
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2049	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2049	**	4	\$5,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	**	1	\$71,000	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,900	B
Exhaust Fans								
Interior	95%			2031	**	2	\$3,400	B
Roof	5%			2031	**	2	\$200	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2049	* *	4	\$11,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (3) B, G, 1-5, (2) B, G, 1-6</i>						
		<i>Explanation : 5 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$57,900	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$32,100	B
Fire Pump								
Generic	100%			2026	* *	1	\$21,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building E</i>						
		<i>Explanation : Fire Pump Is Located In Building E</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$554,500	
Electrical		\$298,400
Mechanical		\$91,800
<b>Total</b>	<b>\$554,500</b>	<b>\$390,200</b>
Priority A	\$554,500	
Priority B		\$390,200
<b>Total</b>	<b>\$554,500</b>	<b>\$390,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$58,100</b>	<b>\$10,600</b>	<b>\$10,600</b>	<b>\$47,800</b>
Priority A	\$29,600	\$1,400		\$19,000
Priority B	\$28,500	\$8,400	\$10,600	\$21,600
Priority C		\$800		\$7,200
<b>Total</b>	<b>\$58,100</b>	<b>\$10,600</b>	<b>\$10,600</b>	<b>\$47,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$221,300	LIFE	**	5	\$31,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Masonry: Granite	3%	Now	\$29,600	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	5%	Now	\$45,900	LIFE	**	5	\$1,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Slate Panels	2%	Now	\$44,100	LIFE	**	5	\$500	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	20%			2039	**	5	\$1,000	A
Steel	80%	Now	\$243,200	2048	**	5	\$24,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$1,100	A
Masonry: Limestone	5%			LIFE	**	5	\$100	A
Metal Rail	10%			2036	**	5-10	\$2,200	A
Roof								
Modified Bitumen	100%			2028	**	10	\$19,000	A
Interior								
Floors								
Carpet	5%			2019		3	\$1,600	C
Cast in Place Concrete	40%			LIFE	**	5	\$18,800	C
Quarry Tile	45%			2028	**	5	\$14,500	C
Vinyl Tile	10%			2031	**	3	\$800	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	15%			LIFE	**	5	\$1,100	C
Masonry: Brick	75%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$400	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2040	**	5	\$2,500	B
Exposed Concrete	65%			LIFE	**	5	\$1,700	B
Exposed Struc: Steel	10%			LIFE	**			B
Plaster	10%			LIFE	**	5	\$1,100	B
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2049	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Chiller Room 1st Floor</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2043	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room Basement</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2036	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2043	**	5		B
Fused Disc Sw	50%			2049	**	5		B
Molded Case Bkrs	20%			2043	**	5	\$100	B
<b>Raceway</b>								
Conduit	60%			2023		1	\$287,100	B
Conduit	30%			2043	**	1		B
Conduit	10%			2049	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2045	**	5		B
Fused Disc Sw	10%			2039	**	5		B
Molded Case Bkrs	20%			2022		5	\$100	B
Molded Case Bkrs	50%			2039	**	5	\$200	B
Molded Case Bkrs	15%			2045	**	5	\$100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$15,100	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2043	**	1		B
Thermoplastic	10%			2049	**	1		B
Motor Controllers								
Locally Mounted	20%			2021	\$1,300	5		B
Motor Control Center	50%			2036	**	5	\$200	B
Motor Control Center	30%			2040	**	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$5,000	B
Generators								
Diesel	100%			2032	**	1	\$6,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kw Generators - One Generator Supplies The Pavillion Building</i>								
Batteries								
Lead/Acid	100%			2017	\$700	5	\$600	B
Fuel Storage								
Day Tank	100%			2039	**	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 335 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2031	**	10	\$12,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2028	**	10		B
Egress Lighting								
Emergency, Service	45%			2031	**	1		B
Emergency, Battery	5%			2023	\$300	10	\$200	B
Exit, LED	30%			2058	**	1		B
Exit, Service	20%			2023	\$500	1		B
Exterior Lighting								
HID	100%			2023	\$7,000	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	**	5	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	**	1-3	\$3,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		B
<b>Conversion Equipment</b>								
Steam Boiler	100%	Now	\$4,100	2028	**	1	\$12,800	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Power Plant</i>								
<i>Explanation : 3 Units Providing Steam To Adjacent Buildings</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2033	**	4	\$700	B
<b>Terminal Devices</b>								
Convactor/Radiator	80%			2028	**	1	\$3,700	B
Fan Coil Unit/Heat	20%			2023	\$51,000	1	\$900	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	1%			2036	**	1	\$200	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor A C Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor A C Room</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
Window/Wall Unit	10%			2018	\$3,500	1		B
No Component	89%							D
<b>Heat Rejection</b>								
Air Condenser Unit	1%			2031	**	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
No Component	99%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	B
No Component	80%							D
<b>Exhaust Fans</b>								
Roof	30%			2028	**	2	\$100	B
Wall Unit	30%			2018	\$7,700	2	\$100	B
No Component	40%							D
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	20%			2033	**	1		B
Galv Iron/Steel	80%			2021	\$40,700	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger Low Temp	100%			2033	* *	4	\$1,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Of Power Plant</i>								
<i>Explanation : Provides Hot Water To Adjacent Buildings</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2023	\$10,800	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C, B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$7,500	B
Sprinkler								
Generic	100%			2033	* *	1-2	\$4,000	B
Fire Pump								
Generic	100%			2026	* *	1	\$2,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Also Services The Adjacent Buildings</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$948,600	\$46,500
Interior Architecture		\$112,100
Electrical		\$81,600
Mechanical	\$60,400	
<b>Total</b>	<b>\$1,009,000</b>	<b>\$240,200</b>
Priority A	\$948,600	\$46,500
Priority B	\$60,400	\$81,600
Priority C		\$112,100
<b>Total</b>	<b>\$1,009,000</b>	<b>\$240,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$34,700	\$2,400		
Interior Architecture	\$54,700	\$3,200		\$1,400
Electrical	\$4,700	\$2,100	\$1,700	\$9,000
Mechanical	\$4,100	\$3,800	\$4,900	\$22,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$102,200</b>	<b>\$15,500</b>	<b>\$10,600</b>	<b>\$37,100</b>
Priority A	\$34,700	\$2,400		
Priority B	\$35,600	\$11,300	\$10,600	\$37,100
Priority C	\$31,800	\$1,800		
<b>Total</b>	<b>\$102,200</b>	<b>\$15,500</b>	<b>\$10,600</b>	<b>\$37,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$34,700	LIFE	**	5	\$12,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopy At South Entrance</i>								
Masonry: Brick	90%	Now	\$325,400	LIFE	**	5	\$46,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$800	A
Metal Coiling Doors	3%			2036	**	5	\$4,800	A
Windows								
Steel	80%	Now	\$285,600	2048	**	5	\$29,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	20%			2039	**	5	\$14,600	A
Parapets								
Masonry: Brick	95%	Now	\$81,100	LIFE	**	5	\$5,800	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$400	A
Roof								
Built-Up (BUR)	100%	Now	\$256,400	2033	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

## 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**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Third Floors</i>								
Vinyl Tile	5%			2028	**	3	\$1,100	C
<b>Interior Walls</b>								
Concrete Masonry Unit	30%			LIFE	**	5	\$9,100	C
Gypsum Board	5%			LIFE	**	5	\$2,300	C
Gypsum Board	15%			LIFE	**	5	\$6,800	C
Plaster	10%			LIFE	**	5	\$2,300	C
SGFT/Glazed Masonry	35%			LIFE	**			C
SGFT/Glazed Masonry	5%	Now	\$18,300	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit V / C</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2028	**	5	\$2,800	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$2,800	B
Exposed Concrete	5%	Now	\$22,900	LIFE	**	5	\$400	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement Underneath Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Loading Dock</i>								
Exposed Concrete	80%			LIFE	**	5	\$7,100	B
Plaster	5%			LIFE	**	5	\$1,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$1,000	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$15,500	5	\$1,100	B
<b>Raceway</b>								
Conduit	80%			2023	\$2,200	1		B
Conduit	20%			2033	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$1,200	5	\$100	B
Molded Case Bkrs	70%			2022	\$8,200	5	\$800	B
Molded Case Bkrs	20%			2031	**	5	\$200	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$3,400	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	10%			2021	\$1,000	5		B
Motor Control Center	90%			2021	\$8,800	5	\$1,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2023	\$81,600	10	\$29,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2023	\$1,600	10	\$100	B
Incandescent	5%			2018	\$4,800	2		B
<b>Egress Lighting</b>								
Emergency, Service	45%			2023	\$3,000	1		B
Emergency, Battery	5%			2023	\$800	10	\$500	B
Exit, Service	50%			2023	\$3,300	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$1,700	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							D
Generic	40%			2028	**	1	\$6,000	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2031	**	1-3	\$7,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$2,300	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$1,900	B
Terminal Devices								
Convactor/Radiator	30%			2028	**	1	\$3,700	B
Fan Coil Unit/Heat	70%			2028	**	1	\$8,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$20,900	2	\$200	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	65%			2018	\$60,400	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,200	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2018	\$7,200	2	\$200	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	**	1		B
Galv Iron/Steel	80%			2028	**	1		B
Water Heater								
Electric	100%			2018	\$7,000	4	\$200	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : This Is A Solar System</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$19,900	B
Sprinkler								
Generic	100%			2033	**	1-2	\$10,700	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0014.030 / 735 **Yr Built/Renovated** : 1938 / 1999  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$7,062,700</b>	<b>\$9,135,500</b>
Priority A	\$5,108,200	\$603,400
Priority B	\$1,295,500	\$7,005,800
Priority C	\$659,100	\$1,526,200
<b>Total</b>	<b>\$7,062,700</b>	<b>\$9,135,500</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$146,900</b>	<b>\$103,700</b>	<b>\$110,100</b>	<b>\$163,400</b>
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
<b>Total</b>	<b>\$146,900</b>	<b>\$103,700</b>	<b>\$110,100</b>	<b>\$163,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$284,300	LIFE	**	5	\$70,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Canopy At North Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Underneath East Elevation Entrance Canopy</i>								
Copper/Terne	3%			2043	**	10	\$9,900	A
Masonry: Brick	77%			LIFE	**	5	\$108,500	A
Masonry: Limestone	5%	Now	\$92,200	LIFE	**	5	\$5,300	A
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : West Elevation Base And All Window Sills Throughout.</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$11,600	2033	**	5	\$13,200	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Balconies</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Balconies</i>								
Windows								
Aluminum	10%			2031	**	5	\$7,500	A
Steel	90%	Now	\$4,139,000	2048	**	5	\$424,500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$90,800	LIFE	**	5	\$13,000	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : 10th Floor West Wall</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 10th Floor</i>								
Masonry: Limestone	10%	Now	\$20,400	LIFE	**	5	\$2,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Wood Rail	10%	Now	\$21,100	2028	**	5	\$11,600	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Missing Section 9th Floor On The South Side</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	97%	Now	\$501,900	2033	**			A
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair C, Room 10 B-3, Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Copper/Terne	3%			2038	**	10	\$6,900	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$64,500	C
Ceramic Tile	5%			2026	**	5	\$14,800	C
Quarry Tile	5%			2028	**	5	\$22,100	C
Terrazzo	25%			LIFE	**	5	\$57,600	C
Vinyl Tile	45%			2023		3	\$49,800	C
Vinyl Tile	5%	Now	\$7,300	2018	\$146,600	3	\$5,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sixth Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B C-10 A</i>								
<i>Explanation : 9x9s Evident</i>								
Vinyl Tile	5%	Now	\$146,600	2033	**	3	\$5,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lobby</i>								
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%			LIFE	**			C
Plaster	8%	Now	\$49,200	LIFE	**	5	\$7,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
Plaster	40%			LIFE	**	5	\$38,600	C
SGFT/Glazed Masonry	20%	Now	\$309,400	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Abandoned Kitchen In The Basement.</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

## Interior

## Ceilings

AcousTileSusp.Lay-In	30%			2028	**	5	\$88,500	B
Plaster	60%			LIFE	**	5	\$110,600	B
Plaster	10%	Now	\$52,900	LIFE	**	5	\$18,400	B

*Broken/Missing Elements, Extent : Light, Area Affected : 2%*

*Location : Room 6 B-18 A, Kitchen*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Stair C, Room 10 B-3, Kitchen*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Stair C, Room 10 B-c, Kitchen*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	40%			2023	\$25,500	5	\$2,100	B
Molded Case Bkrs	20%			2023	\$12,700	5	\$1,100	B
Molded Case Bkrs	20%			2023	\$12,700	5	\$1,100	B
Molded Case Bkrs	20%			2023	\$12,700	5	\$1,100	B

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$217,400	5	\$5,300	B
------------------	------	--	--	------	-----------	---	---------	---

## Raceway

Conduit	90%			2023	\$252,600	1		B
Conduit	10%			2033	**	1		B

## Panelboards

Fused Disc Sw	10%			2022	\$28,200	5	\$500	B
Molded Case Bkrs	70%			2022	\$197,700	5	\$3,700	B
Molded Case Bkrs	20%			2031	**	5	\$1,100	B

## Wiring

Braided Cloth	70%	2-4	\$222,200	2048	**	1		B
---------------	-----	-----	-----------	------	----	---	--	---

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	10%			2033	**	1		B
Thermoplastic	20%			2023	\$63,500	1		B

## Motor Controllers

Locally Mounted	100%			2021	\$532,100	5	\$1,300	B
-----------------	------	--	--	------	-----------	---	---------	---

## Ground

## Grounding Devices

Generic	100%	0-2	\$900	LIFE	**	5	\$3,000	B
---------	------	-----	-------	------	----	---	---------	---

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Stand-by Power

## Transfer Switches

Automatic	100%			2021	\$11,300	1	\$61,700	B
-----------	------	--	--	------	----------	---	----------	---

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2019	\$76,500	1	\$77,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : One 350 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2015	\$700	5	\$7,400	B
<b>Fuel Storage</b>								
Main Tank	100%			2026	* *	5	\$5,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 500 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2028	* *	10	\$171,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2018	\$61,000	2	\$200	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2018	\$17,000	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$87,000	10	\$600	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2026	* *	5	\$1,000	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$215,700	1	\$22,500	B
<b>Fire/Smoke Detection</b>								
No Component	60%							D
Generic	40%			2023	\$984,600	1-3	\$49,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2023	\$1,636,100	4	\$14,600	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	95%			2021	\$2,102,600	1	\$60,600	B
Induction Unit	5%			2026	**	1	\$3,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	75%			2016	\$361,300	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$77,000	B
No Component	30%							D
Exhaust Fans								
Interior	95%			2018	\$246,100	2	\$5,800	B
Roof	5%			2018	\$9,300	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2033	**	1		B
Galv Iron/Steel	70%	Now	\$49,000	2021	\$489,900	1		B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Main, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-10, (2) B-9</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$103,300	B
Sprinkler								
No Component	85%							D
Generic	15%			2033	**	1-2	\$8,300	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
**Program / Asset #** : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$360,700	\$905,900
Interior Architecture	\$562,800	\$170,300
Electrical		\$1,145,000
Mechanical		\$2,034,400
<b>Total</b>	<b>\$923,600</b>	<b>\$4,255,600</b>
Priority A	\$360,700	\$905,900
Priority B	\$131,700	\$3,254,700
Priority C	\$431,200	\$95,000
<b>Total</b>	<b>\$923,600</b>	<b>\$4,255,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$44,300			
Interior Architecture	\$99,200		\$31,300	\$11,900
Electrical	\$20,700	\$16,100	\$21,100	\$22,300
Mechanical	\$74,900	\$35,800	\$48,400	\$38,400
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$263,800</b>	<b>\$76,600</b>	<b>\$125,500</b>	<b>\$97,300</b>
Priority A	\$44,300			
Priority B	\$142,300	\$76,600	\$99,200	\$85,400
Priority C	\$77,300		\$26,300	\$11,900
<b>Total</b>	<b>\$263,800</b>	<b>\$76,600</b>	<b>\$125,500</b>	<b>\$97,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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								
Aluminum	100%			2040	**	5	\$43,400	A
Parapets								
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								
Built-Up (BUR)	5%	0-2	\$2,100	2029	**			A
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
IRMA/Protected Membrane	95%	0-2	\$136,300	2024			\$681,400	A
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	10%			2023	\$133,200	3	\$30,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$87,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
Ceramic Tile	5%			2033	**	5	\$10,000	C
Panel/Paver: Cer/Brk	5%			2040	**	5	\$22,600	C
Quarry Tile	5%	Now	\$35,900	2037	**	5	\$7,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Receiving Area</i>								
Vinyl Tile	65%			2029	**	3	\$48,900	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
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
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$13,700	C
Wood	3%			LIFE	**	5	\$66,000	C
Ceilings								
AcousTileConcealSpLn	25%			2029	**	5	\$62,700	B
AcousTileSusp.Lay-In	5%			2037	**	5	\$10,000	B
Exposed Concrete	10%			LIFE	**	5-10	\$25,100	B
Plaster	60%			LIFE	**	5-10	\$206,900	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2024	\$18,300	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2024	\$18,300	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Amps Main Disconnect Switch For Emergency</i>								
Transformers								
Liquid Filled	100%			2022	\$15,600	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2024	\$82,000	5	\$2,500	B
Molded Case Bkrs	30%			2034	**	5	\$1,100	B
Raceway								
Conduit	90%			2024	\$136,100	1		B
Conduit	10%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2032	**	5	\$300	B
Molded Case Bkrs	80%			2032	**	5	\$2,800	B
Molded Case Bkrs	10%			2040	**	5	\$400	B
Wiring								
Thermoplastic	90%			2034	**	1		B
Thermoplastic	10%			2044	**	1		B
Motor Controllers								
Locally Mounted	20%			2037	**	5	\$200	B
Locally Mounted	50%			2022	\$116,500	5	\$500	B
Motor Control Center	30%			2029	**	5	\$1,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2022	\$12,200	1	\$41,400	B
Generators								
Diesel	100%			2020	\$82,400	1	\$51,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$700	5	\$5,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2023	\$6,200	5	\$12,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room - Basement</i>						
		<i>Explanation : One 25 Gals</i>						
Main Tank	50%			2027	**	5	\$2,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : One 1080 Gals</i>						
Lighting								
Interior Lighting								
Fluorescent	40%			2032	**	10	\$49,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	57%			2024	\$509,300	10	\$70,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	3%			2024	\$26,800	2	\$100	B
Egress Lighting								
Emergency, Service	20%			2024	\$5,000	1		B
Emergency, Service	30%			2032	**	1		B
Exit, LED	20%			2059	**	1		B
Exit, Service	30%			2024	\$7,500	1		B
Exterior Lighting								
HID	100%			2024	\$62,800	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$15,100	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2032	**	1-3	\$57,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2044	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Bldg 15</i>						
		<i>Explanation : From New Power Plant</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. 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**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$5,500	B
Distribution								
Hot Wtr Piping/Pump	50%			2032	* *	4	\$3,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units</i>								
Steam Piping/Pump	50%			2034	* *	4	\$2,300	B
Terminal Devices								
Air Handler	50%			2024	\$319,300	1	\$28,600	B
Fan Coil Unit/Heat	50%			2024	\$886,800	1	\$15,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
<b>Air Conditioning</b>								
Energy Source								
Campus Steam	90%			2044	* *	1		B
Electricity	10%			2040	* *	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2033	* *	1	\$90,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Pit</i>								
<i>Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant</i>								
Int Pkg Unit - Cooling	10%			2025	* *	2	\$600	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$4,600	B
Terminal Devices								
Induction Unit	100%			2024	\$659,300	1	\$29,900	B
Heat Rejection								
Remote Air Cond	10%			2024	\$70,800	2	\$6,400	B
Water Cool Tower	90%			2025	* *	2	\$83,800	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$81,700	B
Exhaust Fans								
Interior	75%			2024	\$98,200	2	\$2,100	B
Roof	25%			2024	\$23,500	2	\$700	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$13,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2024	\$11,600	4	\$2,000 B
Sewage Ejector(s)							
Compressed Air	100%			2034	* *	4	\$1,300 B
Fixtures							
Generic	100%						B
<b>Vertical Transport</b>							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-5</i>					
		<i>Explanation : 5 Units</i>					
<b>Fire Suppression</b>							
Standpipe							
No Component	15%						D
Generic	85%			2034	* *	1-5	\$39,700 B
Sprinkler							
Generic	100%			2034	* *	1-2	\$26,000 B
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
Fire Pump							
Generic	100%			2027	* *	1	\$17,300 B
Chemical System							
Generic	100%			2019	\$27,400	1-3	\$45,000 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$391,500	
Electrical		\$559,900
Mechanical		\$144,600
<b>Total</b>	<b>\$391,500</b>	<b>\$704,500</b>
Priority A	\$391,500	
Priority B		\$704,500
<b>Total</b>	<b>\$391,500</b>	<b>\$704,500</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$179,600</b>	<b>\$2,200</b>	<b>\$3,600</b>	<b>\$4,600</b>
Priority A	\$101,600		\$300	
Priority B	\$43,400	\$2,200	\$3,100	\$3,000
Priority C	\$34,500		\$300	\$1,700
<b>Total</b>	<b>\$179,600</b>	<b>\$2,200</b>	<b>\$3,600</b>	<b>\$4,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	Now	\$20,800	LIFE	**	5	\$4,500	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Main Entrance</i>								
Copper/Terne	5%	Now	\$35,300	2044	**			A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Stucco Cement	92%	Now	\$123,800	2029	**	5	\$21,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	10%			2032	**	5	\$600	A
Wood	90%	Now	\$183,300	2049	**	5	\$26,000	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	85%	Now	\$49,000	2044	**	5	\$6,100	A
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Stucco Cement	15%	Now	\$4,800	2029	**	5	\$600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations In Courtyard</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$5,000	2034	**			A
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Over Storage Area And Offices</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Storage Area And Offices</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Storage Area And Offices</i>							
Clay Tile	55%	Now	\$29,500	2034	**			A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	25%	Now	\$16,700	2034	**			A
	<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Storage Area</i>							
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Storage Area</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Storage Area</i>							
Skylight, Metal/Glass	10%	Now	\$24,800	2034	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Storage Area</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Storage Area</i>							
Interior								
Floors								
Carpet	25%	4+	\$5,100	2020	\$17,100	3	\$3,900	C
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Wrinkling, Extent : Light, Area Affected : 25%</i>							
	<i>Location : First Floor</i>							
Ceramic Tile	5%			2027	**	5	\$500	C
Quarry Tile	10%			2029	**	5	\$1,500	C
Terrazzo	30%	0-2	\$10,400	LIFE	**	5	\$2,400	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
Vinyl Tile	30%			2024	\$33,000	3	\$1,500	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$2,100	2027	**	5	\$100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Corridor</i>								
Plaster	70%	Now	\$12,300	LIFE	**	5	\$900	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Corridor</i>								
Wood	25%			LIFE	**	5	\$8,500	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2029	**	5	\$1,500	B
Plaster	85%			LIFE	**	5-10	\$15,000	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor, Various Locations Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2022	\$15,600	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$800	B
<b>Raceway</b>								
Conduit	20%			2044	**	1		B
Conduit	80%			2024	\$36,700	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$5,100	5	\$100	B
Molded Case Bkrs	80%			2023	\$40,600	5	\$600	B
Molded Case Bkrs	10%			2040	**	5	\$100	B
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$14,100	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2044	**	1		B
Thermoplastic	40%			2024	\$18,900	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2022	\$49,700	5	\$200	B
Locally Mounted	20%			2037	**	5		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$37,800	10	\$6,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2019	\$1,200	2		B
Egress Lighting								
Emergency, Battery	75%			2024	\$2,400	10	\$1,200	B
Exit, Service	25%			2029	**	1		B
Exterior Lighting								
HID	70%			2019	\$9,800	10	\$100	B
HID	30%			2029	**	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2019	\$395,100	1-3	\$18,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Campus Steam	100%			2044	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg 15</i>								
<i>Explanation : From New Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	**	5	\$400	B
Distribution								
Steam Piping/Pump	100%			2024	\$61,500	4	\$500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>								
Terminal Devices								
Convactor/Radiator	100%			2022	\$83,200	1	\$2,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2040	* *	1	
Conversion Equipment							
Int Pkg Unit - Cooling	5%			2028	* *	2	B
Window/Wall Unit	35%			2019	\$6,300	1	B
No Component	60%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,100 B
Exhaust Fans							
Interior	80%			2024	\$7,800	2	\$200 B
Roof	20%			2024	\$1,400	2	B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	* *	1	B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
				<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>			
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>			
				<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Perimeter Of The Building</i>			
				<i>Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade</i>			
Sump Pump(s)							
Submersible	100%			2015	\$7,000	4	\$2,000 B
Fixtures							
Generic	100%						B
Fire Suppression							
Standpipe							
Generic	100%			2044	* *	1-5	\$3,500 B
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Next To Stairwells</i>			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$44,400	
<b>Total</b>	<b>\$44,400</b>	
Priority A	\$44,400	
<b>Total</b>	<b>\$44,400</b>	

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$52,100			
Interior Architecture	\$29,400		\$1,100	
Electrical	\$9,900			
Mechanical	\$1,700	\$500	\$800	\$600
<b>Total</b>	<b>\$93,100</b>	<b>\$500</b>	<b>\$1,900</b>	<b>\$600</b>
Priority A	\$52,100			
Priority B	\$17,800	\$500	\$800	\$600
Priority C	\$23,200		\$1,100	
<b>Total</b>	<b>\$93,100</b>	<b>\$500</b>	<b>\$1,900</b>	<b>\$600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,400	A
Copper/Terne	5%			2044	**	10	\$1,000	A
Masonry: Brick	85%	Now	\$28,200	LIFE	**	5	\$7,500	A
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
Masonry: Limestone	5%	Now	\$6,200	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	10%			2040	**	5	\$100	A
Glass Block	5%	Now	\$1,000	LIFE	**	5		A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Wood	85%	4+	\$44,400	2049	**	5	\$6,300	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$5,100	A
Masonry: Limestone	50%	Now	\$10,000	LIFE	**	5	\$900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Roof								
Built-Up (BUR)	35%			2024		10	\$1,100	A
Copper/Terne	60%			2039	**	10	\$4,700	A
Skylight, Metal/Glass	5%			2034	**	10	\$500	A
Interior								
Floors								
Carpet	10%			2023		3	\$800	C
Cast in Place Concrete	20%			LIFE	**	5	\$4,900	C
Quarry Tile	20%			2037	**	5	\$1,700	C
Terrazzo	50%			LIFE	**	5	\$4,400	C
Interior Walls								
Plaster	80%	Now	\$18,000	LIFE	**	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Second Floor Office</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Office</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$500	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	0-2	\$400	2029	**	5	\$100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Dance Studio</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$700	B
Plaster	85%			LIFE	**	5-10	\$8,200	B
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$100	B
<b>Transformers</b>								
Liquid Filled	100%			2022	\$15,600	5		B
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2044	**	5	\$100	B
<b>Raceway</b>								
Conduit	90%			2024	\$18,100	1		B
Conduit	10%			2044	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$1,900	5		B
Molded Case Bkrs	20%			2040	**	5		B
Molded Case Bkrs	70%			2023	\$13,300	5	\$100	B
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$6,500	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2024	\$8,100	1		B
Thermoplastic	10%			2044	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$2,100	5		B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2019	\$6,300	10	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	2%			2019	\$100	2		B
<b>Exterior Lighting</b>								
Incandescent	100%			2019	\$600	2		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Hot Water Boiler	10%			2041	**	1	\$200	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Level</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Level</i>					
			<i>Explanation : Serves Ballet Studio</i>					
Steam Boiler	90%			2029	**	1	\$3,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Gas Fired Steam Boiler</i>					
Distribution								
Hot Wtr Piping/Pump	10%			2046	**	4		B
Steam Piping/Pump	90%			2034	**	4	\$200	B
Terminal Devices								
Convactor/Radiator	90%			2029	**	1	\$1,100	B
Fan Coil Unit/Heat	10%			2024		1	\$100	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Window/Wall Unit	20%			2019		1	\$2,000	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300	B
Exhaust Fans								
Roof	10%			2024		2	\$400	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
Water Heater								
Gas Fired	100%			2019		2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
 Program / Asset # : HHC0015.140 / 980 Yr Built/Renovated : 1921 / 1997  
 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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$470,300	\$60,800
Interior Architecture	\$97,000	
Electrical		\$105,600
Mechanical		\$44,000
<b>Total</b>	<b>\$567,300</b>	<b>\$210,400</b>
Priority A	\$470,300	\$60,800
Priority B	\$35,000	\$149,700
Priority C	\$62,000	
<b>Total</b>	<b>\$567,300</b>	<b>\$210,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$62,000</b>	<b>\$10,400</b>	<b>\$20,700</b>	<b>\$7,100</b>
Priority A	\$41,000			
Priority B	\$18,900	\$10,400	\$7,400	\$6,400
Priority C	\$2,100		\$13,400	\$700
<b>Total</b>	<b>\$62,000</b>	<b>\$10,400</b>	<b>\$20,700</b>	<b>\$7,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$7,000	LIFE	**	5	\$4,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade - Walkway Projecting From Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade - Walkway Projecting From Facade</i>								
Masonry: Brick	90%	Now	\$198,100	LIFE	**	5	\$17,500	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	5%	Now	\$27,400	LIFE	**	5	\$700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Throughout</i>								
<b>Windows</b>								
Wood	100%	Now	\$63,200	2049	**	5	\$9,000	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	90%			LIFE	**	5-10	\$222,900	A
Masonry: Brick	10%	Now	\$6,500	LIFE	**	5	\$900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Roof</b>								
Asphalt Shingle	75%	Now	\$46,900	2033	**			A
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms</i>								
Modified Bitumen	15%			2024		10	\$3,500	A
Skylight, Metal/Glass	10%			2034	**	10	\$7,700	A
<b>Interior</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$500	C
Plaster	95%	Now	\$62,000	LIFE	**	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Hall, Backstage Area Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Hall, Backstage Area, Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$1,400	2037	**	5	\$500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Restrooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Restrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Restrooms</i>								
Plaster	95%	0-2	\$35,000	LIFE	**	5	\$11,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Hall Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Hall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Hall</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Diasconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2029	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2034	**	5	\$300	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2034	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2032	**	5		B
Molded Case Bkrs	90%			2032	**	5	\$300	B
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$6,800	2049	**	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	60%			2034	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2034	**	10	\$600	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridor</i>						
Fluorescent	40%			2024	\$12,700	10	\$4,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen &amp; Office</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	55%			2024	\$17,500	2	\$200	B
<b>Egress Lighting</b>								
Emergency, Battery	40%			2032	**	10	\$1,200	B
Exit, Service	60%			2032	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2024	\$800	10		B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	30%							D
Generic	70%			2019	\$105,600	1-3	\$5,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2044	**	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2037	**	1	\$6,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room - First Floor</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$900	B
Terminal Devices								
Air Handler	50%			2024	\$44,000	1	\$4,000	B
Convactor/Radiator	45%			2029	* *	1	\$1,900	B
Fan Coil Unit/Heat	5%			2024	\$12,200	1	\$200	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	* *	1	\$5,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level</i>								
<i>Explanation : Unit Mounted On Exterior Slab</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$7,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,300	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	* *	1		B
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	50%			2022	\$1,300	4		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
<i>Explanation : Unit Serves Rest Rooms</i>								
Gas Fired	50%			2022	\$1,900	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Unit Serves Kitchen</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819  
SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Backflow Preventer								
No Component	80%							D
Generic	20%			2029	* *	1	\$200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Unit Serves Boiler Only</i>							
<hr/>								
<b>Fixtures</b>								
Generic	100%							B
<hr/>								
<b>Fire Suppression</b>								
<b>Chemical System</b>								
Generic	100%			2022	\$27,400	1-3	\$41,400	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

**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
<b>Total</b>	<b>\$72,400</b>	<b>\$300</b>	<b>\$1,100</b>	<b>\$700</b>
Priority A	\$60,900			
Priority B	\$4,400	\$300	\$300	\$300
Priority C	\$7,100		\$800	\$300
<b>Total</b>	<b>\$72,400</b>	<b>\$300</b>	<b>\$1,100</b>	<b>\$700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	100%	4+	\$15,900	2029	**	5	\$2,800	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	50%	Now	\$8,200	2040	**	5	\$1,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Steel	50%	Now	\$14,300	2049	**	5	\$1,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,200	LIFE	**	5	\$200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Component Is Actually Clay Tile</i>								
Metal Rail	25%	Now	\$3,600	2044	**	5	\$1,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
Stucco Cement	70%	Now	\$1,500	2029	**	5	\$500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Clay Tile	85%	Now	\$13,500	2034	**			A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valley Between Roof Pitch Change</i>								
Copper/Terne	5%	Now	\$1,600	2064	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
Roll Roofing	10%	Now	\$1,200	2026	**	5	\$200	A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$3,600	2026	**	3	\$800	C
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Ceramic Tile	5%			2033	**	5	\$100	C
Terrazzo	45%			LIFE	**	5	\$1,900	C
Wood	30%			2052	**	5	\$1,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : First Floor Offices, 2012</i>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5-10	\$400	C
Plaster	5%	Now	\$1,200	LIFE	**	5		C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Stair</i>								
Plaster	85%			LIFE	**	5-10	\$1,700	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2029	**	5	\$1,100	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
Exposed Struc: Wood	50%			LIFE	**	10	\$2,000	B
Plaster	10%	Now	\$1,600	LIFE	**	5	\$200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Transportation Office Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Transportation Office Second Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Transformers								
Liquid Filled	100%			2029	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480lv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$100	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2032	**	5		B
Molded Case Bkrs	95%			2032	**	5	\$100	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	75%			2024	\$9,100	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	25%			2024	\$3,000	2		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Chandeliers</i>								
Egress Lighting Emergency, Battery	40%			2029	**	10	\$200	B
Exit, Service	60%			2029	**	1		B
Exterior Lighting HID	100%			2024	\$1,300	10		B
<b>Alarm</b>								
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$1,800	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2034	**	1		B
Conversion Equipment Heat Pump	100%			2028	**	2	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : The Perimeter Of The Building</i>								
<i>Explanation : 3 Heat Pumps</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	**	1		B
Conversion Equipment Split Unit	100%			2032	**			B
Terminal Devices Fan Coil - Cool/Heat	100%			2032	**	1	\$600	B
<b>Ventilation</b>								
Exhaust Fans Wall Unit	20%			2032	**	2		B
No Component	80%							D
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2034	**	1		B
Water Heater Gas Fired	100%			2023	\$500	2		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Leaders And Gutters On Perimeter Of The Roof</i>						
		<i>Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade</i>						
<b>Fixtures</b>								
Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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  
**Program / Asset #** : HHC0015.160 / 981 **Yr Built/Renovated** : 1932 / 2013  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$196,600	
<b>Total</b>	<b>\$196,600</b>	
Priority A	\$196,600	
<b>Total</b>	<b>\$196,600</b>	

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$35,800			
Interior Architecture	\$12,400		\$5,700	
Electrical			\$100	
Mechanical	\$1,600	\$300	\$600	\$300
<b>Total</b>	<b>\$49,800</b>	<b>\$300</b>	<b>\$6,300</b>	<b>\$300</b>
Priority A	\$35,800			
Priority B	\$10,500	\$300	\$600	\$300
Priority C	\$3,500		\$5,700	
<b>Total</b>	<b>\$49,800</b>	<b>\$300</b>	<b>\$6,300</b>	<b>\$300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	97%	Now	\$58,300	2029	**	5	\$10,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$18,100	2044	**	5	\$600	A
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
Windows								
Steel	100%	Now	\$97,700	2049	**	5	\$8,200	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Parapets								
Cast in Place Concrete	5%			LIFE	**	5	\$700	A
Stucco Cement	60%	Now	\$3,100	2029	**	5	\$600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood Cornice	35%	Now	\$4,000	2034	**	5	\$1,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	80%	Now	\$40,500	2039	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Built-Up (BUR)	15%	Now	\$10,300	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
Copper/Terne	5%			2039	**	10	\$1,400	A
Interior								
Floors								
Wood	100%			2027	**	5	\$11,300	C
Interior Walls								
Gypsum Board	75%			LIFE	**	5-10	\$5,200	C
Plywood/Hardboard	25%			LIFE	**	10	\$100	C
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$600	B
Exposed Struc: Wood	80%			LIFE	**	10	\$7,300	B
Plywood/Hardboard	10%	0-2	\$1,700	2034	**	1		B
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over Stage</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$100	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2032	**	5		B
Molded Case Bkrs	95%			2032	**	5	\$100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2034	**	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$5,400	10	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	80%			2024	\$21,500	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2024	\$900	10	\$500	B
Exit, Service	50%			2024	\$400	1		B
Exterior Lighting								
Incandescent	100%			2024	\$3,200	2		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Under Construction	100%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Former Oil Tank Has Been Removed - Facility Awaiting Approval For New Gas Installation</i>						
Conversion Equipment								
Furnace	100%			2019	\$6,300	1	\$2,000	B
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room, Unit To Be Replaced Once Gas Service Becomes Available</i>						
Terminal Devices								
Fan Coil Unit/Heat	50%			2029	**	1	\$700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Auditorium</i>						
		<i>Explanation : Electric Unit Heater</i>						
No Component	50%							D
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Window/Wall Unit	20%			2019	\$2,100	1		B
No Component	80%							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.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,600 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2022	\$15,500	1	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit</i>							
Water Heater							
Electric	100%			2019	\$800	4	B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit</i>							
Fixtures							
Generic	100%						B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$46,200	
<b>Total</b>	<b>\$46,200</b>	
Priority A	\$46,200	
<b>Total</b>	<b>\$46,200</b>	

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$62,300			
Interior Architecture	\$55,900	\$600	\$5,500	
Electrical	\$1,500	\$1,500	\$1,200	\$1,200
Mechanical	\$9,000	\$5,700	\$5,800	\$9,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$132,600</b>	<b>\$11,800</b>	<b>\$16,500</b>	<b>\$14,900</b>
Priority A	\$62,300			
Priority B	\$37,900	\$11,200	\$10,900	\$14,900
Priority C	\$32,400	\$600	\$5,500	
<b>Total</b>	<b>\$132,600</b>	<b>\$11,800</b>	<b>\$16,500</b>	<b>\$14,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**

**Asset # : 982**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Cast in Place Concrete	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
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							
Wood	2%			2040	**	5	\$1,200	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : First Floor Office</i>							
	<i>Explanation : Stained Glass Windows</i>							
Parapets								
Cast Stone/Terra Cotta	60%			LIFE	**	5-10	\$63,500	A
Masonry: Brick	30%			LIFE	**	5-10	\$7,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout, 2012</i>							
Masonry: Limestone	10%			LIFE	**	5-10	\$4,500	A
Roof								
Clay Tile	90%			2044	**	10	\$19,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Throughout, 2012</i>							
Skylight, Metal/Glass	10%			2044	**	10	\$7,300	A
Interior								
Floors								
Carpet	30%			2026	**	3	\$10,200	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							
Cast in Place Concrete	40%			LIFE	**	5	\$39,600	C
Vinyl Tile	20%			2034	**	3	\$1,700	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							
Wood	10%			2052	**	5	\$4,200	C
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,100	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							
Gypsum Board	5%			LIFE	**	5-10	\$2,000	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							
Plaster	90%			LIFE	**	5-10	\$17,600	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout, 2012</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**

**Asset # : 982**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$1,100	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$2,800	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Plaster	85%			LIFE	**	5-10	\$33,000	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2054	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch - Recent Installation</i>								
<hr/>								
<b>Transformers</b>								
Liquid Filled	100%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv - Recently Installed</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2054	**	5	\$400	B
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2049	**	5		B
Molded Case Bkrs	95%			2049	**	5	\$400	B
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2054	**	1		B
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2044	**	5	\$100	B
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	B
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2034	**	10	\$12,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$1,400	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallway</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Lighting**

Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,800	B
Exit, Service	50%			2034	**	1		B
Exterior Lighting								
HID	100%			2034	**	10	\$100	B

**Alarm**

Security System								
No Component	50%							D
Generic	50%			2034	**	1	\$3,100	B
Fire/Smoke Detection								
Generic	100%			2034	**	1-3	\$10,200	B

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

**Heating**

Energy Source								
Natural Gas	100%			2054	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$7,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$700	B
Terminal Devices								
Air Handler	20%			2034	**	1	\$1,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Heat Recovery Ventilating Unit Observed</i>								
Fan Coil Unit/Heat	80%			2034	**	1	\$3,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Plenum</i>								
<i>Explanation : Fan Powered Boxes With Reheat Coil Observed</i>								

**Air Conditioning**

Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	**	1	\$7,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2054	**	4	\$700	B

**Ventilation**

Exhaust Fans								
Not Accessible	100%							D

**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**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
H/C Water Piping Brass/Copper	100%			2054	* *	1		B
Water Heater Gas Fired	100%			2024	\$4,500	2	\$200	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer No Component Generic	80% 20%			2034	* *	1	\$200	D B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler Generic	100%			2054	* *	1-2	\$4,200	B
Chemical System Generic	100%			2024	\$27,400	1-3	\$45,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$174,300	\$42,100
Electrical		\$29,000
<b>Total</b>	<b>\$174,300</b>	<b>\$71,200</b>
Priority A	\$174,300	\$42,100
Priority B		\$29,000
<b>Total</b>	<b>\$174,300</b>	<b>\$71,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$47,700		\$800	
Interior Architecture	\$35,600	\$1,600	\$1,600	\$1,600
Electrical	\$2,900	\$600	\$800	\$500
Mechanical	\$2,500	\$1,200	\$1,500	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$92,700</b>	<b>\$7,400</b>	<b>\$8,700</b>	<b>\$7,600</b>
Priority A	\$47,700		\$800	
Priority B	\$17,300	\$5,800	\$6,200	\$6,000
Priority C	\$27,600	\$1,600	\$1,600	\$1,600
<b>Total</b>	<b>\$92,700</b>	<b>\$7,400</b>	<b>\$8,700</b>	<b>\$7,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	10%	Now	\$28,400	2044	**			A
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
Stucco Cement	90%	4+	\$73,200	2029	**	5	\$12,900	A
	<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
<b>Windows</b>								
Aluminum	50%			2032	**	5	\$1,700	A
Wood	50%	Now	\$59,000	2049	**	5	\$8,400	A
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : First Floor</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : First Floor</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : First Floor</i>							
<b>Parapets</b>								
Copper/Terne	100%			2044	**	5	\$10,400	A
<b>Roof</b>								
Clay Tile	70%	Now	\$19,300	2044	**			A
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Southeast Corridor</i>							
Copper/Terne	5%			2039	**	10	\$1,600	A
Sloped Glazing	25%			LIFE	**	5	\$84,300	A
<b>Interior</b>								
Floors								
Carpet	25%			2025	**	3	\$4,900	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Second Floor, 2012</i>							
Carpet	25%			2020		3	\$6,500	C
Ceramic Tile	25%			2027	**	5	\$3,300	C
Ceramic Tile	25%			2039	**	5	\$3,300	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Second Floor, 2012</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	40%	0-2	\$17,500	2027	**	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	C
Gypsum Board	45%			LIFE	**	5-10	\$10,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Second Floor, 2012</i>								
Plaster	5%	Now	\$1,400	LIFE	**	5	\$200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2044	**	5	\$6,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor, 2012</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : Luminous Panels</i>								
Ceramic Tile	10%			LIFE	**	5	\$1,600	B
Gypsum Board	10%			LIFE	**	5-10	\$4,500	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Second Floor, 2012</i>								
Plaster	30%			LIFE	**	5-10	\$6,700	B
<b>Electrical</b>								
<b>System Component Type</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2050	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Liquid Filled	100%			2029	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$300	B
<b>Raceway</b>								
Conduit	50%			2034	**	1		B
Conduit	50%			2050	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**

**Asset # : 13435**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2032	**	5		B
Molded Case Bkrs	30%			2032	**	5	\$100	B
Molded Case Bkrs	60%			2046	**	5	\$200	B
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$2,000	2049	**	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	30%			2034	**	1		B
Thermoplastic	50%			2050	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2041	**	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2024	\$29,000	10	\$4,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st floor</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2032	**	10	\$4,000	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$1,100	B
Exit, Service	50%			2032	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2024	\$4,500	10		B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2032	**	1-3	\$5,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2034	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	50%			2032	**	1	\$2,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Next To Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling</i>								
<i>Explanation : Gas Furnace Units Serve Second Floor Only</i>								
Hot Water Boiler	50%			2041	**	1	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hydronic Loop Serves First Floor Only</i>								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$3,900	B
Hot Wtr Piping/Pump	50%			2032	**	4	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$2,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Split Unit	50%			2032	**			B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling</i>								
Window/Wall Unit	10%			2022		1	\$2,300	B
No Component	40%							D
Terminal Devices								
Fan Coil - Cool/Heat	100%			2032	**	1	\$2,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2050	**	4	\$900	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : Leaders And Gutters</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression							
Standpipe							
No Component	50%						D
Generic	50%			2044	* *	1-5	\$2,200 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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  
**Program / Asset #** : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$994,900	
Interior Architecture	\$90,200	\$58,100
Electrical		\$60,300
Mechanical		\$132,200
<b>Total</b>	<b>\$1,085,100</b>	<b>\$250,500</b>
Priority A	\$994,900	
Priority B	\$37,300	\$192,500
Priority C	\$52,900	\$58,100
<b>Total</b>	<b>\$1,085,100</b>	<b>\$250,500</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture				
Interior Architecture	\$4,100		\$400	\$700
Electrical	\$12,900			\$100
Mechanical	\$1,400	\$1,600	\$1,400	\$1,400
<b>Total</b>	<b>\$18,300</b>	<b>\$1,600</b>	<b>\$1,800</b>	<b>\$2,200</b>
Priority A				
Priority B	\$14,200	\$1,600	\$1,400	\$1,500
Priority C	\$4,100		\$400	\$700
<b>Total</b>	<b>\$18,300</b>	<b>\$1,600</b>	<b>\$1,800</b>	<b>\$2,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$788,000	LIFE	**	5	\$20,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Wood	100%	Now	\$122,000	2049	**	5	\$17,300	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%	Now	\$84,900	2039	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$6,800	C
Ceramic Tile	5%			2027	**	5	\$800	C
Vinyl Tile	35%			2024		3	\$2,700	C
Under Construction	50%							D
Interior Walls								
Plaster	50%	Now	\$52,900	LIFE	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Under Construction	50%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Plaster	50%	Now	\$37,300	LIFE	**	5	\$4,000	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement, Police Office Bathroom</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Police Office Bathroom</i>								
Under Construction	50%							D
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	10%	2-4	\$6,700	2054	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	90%			2024		5	\$300	B
<hr/>								
Raceway								
Conduit	55%			2024		1	\$11,800	B
Under Construction	45%							D
<hr/>								
Panelboards								
Fused Disc Sw	5%			2023	\$1,300	5		B
Molded Case Bkrs	50%			2023	\$12,700	5	\$200	B
Under Construction	45%							D
<hr/>								
Wiring								
Thermoplastic	55%			2024	\$15,000	1		B
Under Construction	45%							D
<hr/>								
Motor Controllers								
Locally Mounted	100%			2022	\$9,000	5	\$100	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	55%			2019	\$32,300	10	\$5,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Under Construction	45%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	30%			2019	\$1,400	10	\$800	B
Exit, Service	30%			2019	\$600	1		B
Under Construction	40%							D
Exterior Lighting								
HID	100%			2019	\$5,500	10		B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$10,300	B
Distribution								
Steam Piping/Pump	100%			2024	\$92,600	4	\$800	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Steam And Condensate Return Piping Are Beyond Useful Life Cycle Limit</i>				
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$3,400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	50%			2019	\$13,600	1		B
No Component	50%							D
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2022	\$39,600	1		B
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Domestic Hot And Cold Water Piping Are Beyond Useful Life Cycle Limit</i>				
Water Heater								
Gas Fired	100%			2022	\$3,100	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>				
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Around The Perimeter Of Building Roof</i>				
				<i>Explanation : Leaders And Gutters To Cast Iron Piping Below Grade</i>				
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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  
**Program / Asset #** : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012  
**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
<b>Total</b>	<b>\$16,300</b>	<b>\$300</b>	<b>\$200</b>	<b>\$300</b>
Priority A	\$4,800			
Priority B	\$4,200	\$300	\$200	\$300
Priority C	\$7,300			
<b>Total</b>	<b>\$16,300</b>	<b>\$300</b>	<b>\$200</b>	<b>\$300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$2,200	LIFE	**	5	\$800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	85%			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	B
Exposed Struc: Steel	10%			LIFE	**	10	\$400	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2054	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Transformers								
Liquid Filled	100%			2029	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480lv-208/120lv</i>								
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2032	**	5		B
Molded Case Bkrs	65%			2049	**	5		B
Molded Case Bkrs	30%			2032	**	5		B
Wiring								
Thermoplastic	35%			2034	**	1		B
Thermoplastic	65%			2054	**	1		B
Motor Controllers								
Locally Mounted	70%			2022	\$1,500	5		B
Motor Control Center	30%			2041	**	5		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$1,300	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
HID	20%			2034	**	10		B
Egress Lighting								
Emergency, Service	80%			2024			\$300	B
Exit, Service	20%			2024			\$100	B
Exterior Lighting								
HID	100%			2024			\$900	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground Vault</i>						
		<i>Explanation : (2) 25,000 Gallon Tanks</i>						
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$1,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Power Plant</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$100	B
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	\$1,600	2024	\$32,900	1	\$500	B
		<i>Malfunctioning, Extent : Moderate, Area Affected : 35%</i>						
		<i>Location : Boiler Room, 2 Of 6 Defective Unit Heaters</i>						
Ventilation								
Exhaust Fans								
Wall Unit	100%			2024			\$3,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
HW Heat Exchanger								
Low Temp	100%			2044	**	4	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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  
**Program / Asset #** : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$455,700	
Interior Architecture	\$499,900	
Electrical		\$338,800
Mechanical		\$343,100
<b>Total</b>	<b>\$955,600</b>	<b>\$681,900</b>
Priority A	\$455,700	
Priority B	\$200,200	\$681,900
Priority C	\$299,700	
<b>Total</b>	<b>\$955,600</b>	<b>\$681,900</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$50,200</b>	<b>\$2,100</b>	<b>\$6,400</b>	<b>\$5,700</b>
Priority A	\$17,500			
Priority B	\$18,500	\$2,100	\$4,400	\$2,000
Priority C	\$14,200		\$2,000	\$3,700
<b>Total</b>	<b>\$50,200</b>	<b>\$2,100</b>	<b>\$6,400</b>	<b>\$5,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	95%	Now	\$162,600	2029	**	5	\$28,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$17,200	2029	**	5	\$3,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
Windows								
Aluminum	10%			2040	**	5	\$700	A
Wood	90%	Now	\$223,400	2049	**	5	\$31,700	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	100%			2044	**	5	\$14,600	A
Roof								
Clay Tile	90%	Now	\$69,600	2044	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2039	**	10	\$2,200	A
Skylight, Metal/Glass	5%			2034	**	10	\$3,000	A
Interior								
Floors								
Carpet	20%			2020		3	\$9,800	C
Cast in Place Concrete	5%			LIFE	**	5	\$5,300	C
Ceramic Tile	10%			2033	**	5	\$2,400	C
Vinyl Tile	45%			2029	**	3	\$4,100	C
Wood	20%	Now	\$69,800	2052	**	5	\$4,600	C
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Stairs</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Third Floor, Stairs</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2027	**	5	\$1,200	C
Gypsum Board	15%			LIFE	**	5-10	\$6,300	C
Plaster	75%	Now	\$229,900	LIFE	**	5	\$5,600	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
Wood	5%			LIFE	**	5	\$9,900	C
Ceilings								
AcousTileSusp.Lay-In	15%			2037	**	5	\$3,700	B
Plaster	85%	Now	\$200,200	LIFE	**	5	\$13,000	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2044	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Transformers								
Liquid Filled	100%			2029	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 13.8 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$500	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2032	**	5		B
Molded Case Bkrs	95%			2032	**	5	\$400	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2019	\$103,200	10	\$14,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	5%			2019	\$5,400	2		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2019	\$3,800	10	\$2,000	B
Exit, Service	50%			2019	\$1,500	1		B
<b>Exterior Lighting</b>								
HID	100%			2019	\$8,300	10	\$100	B
<b>Alarm</b>								
Fire/Smoke Detection Generic	100%			2024	\$235,600	1-3	\$11,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2034	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Bldg 15</i>						
		<i>Explanation : From New Power Plant</i>						
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2027	* *	5	\$1,000	B
<b>Distribution</b>								
Steam Piping/Pump	100%			2024	\$145,800	4	\$1,200	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Steam Piping Is Beyond Useful Life Cycle Limit</i>						
<b>Terminal Devices</b>								
Convector/Radiator	100%			2022	\$197,300	1	\$5,300	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>						
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	* *	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	40%			2019	\$17,200	1		B
No Component	60%							D
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit</i>						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.</i>								
<i>Explanation : Copper Leaders And Gutters</i>								
<b>Fixtures</b>								
Generic	100%							B
<b>Fire Suppression</b>								
Standpipe								
No Component	50%							D
Generic	50%			2044	* *	1-5	\$4,100	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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				
<b>Total</b>	<b>\$1,200</b>		<b>\$1,300</b>	
Priority A			\$1,300	
Priority B				
Priority C	\$1,200			
<b>Total</b>	<b>\$1,200</b>		<b>\$1,300</b>	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION**  
**Asset # : 4370**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Exterior								
Roof								
Metal Panel	100%			2037	**	10	\$1,300	A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$2,400	C
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	3		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 1200 Amps</i>								
Transformers								
Liquid Filled	100%			2029	**	3		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Thirteen 15.5 Kva 480hv-208/120lv</i>								
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5		B
Wiring								
Thermoplastic	100%			2034	**	1		B
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$2,600	10	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Shed</i>								
<i>Explanation : T-12 Lamps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

**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  
**Program / Asset #** : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2012  
**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**

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$26,100			
Interior Architecture	\$17,800		\$2,100	\$200
Electrical	\$500	\$500	\$700	\$500
Mechanical	\$2,400	\$600	\$1,100	\$600
<b>Total</b>	<b>\$46,700</b>	<b>\$1,100</b>	<b>\$3,800</b>	<b>\$1,400</b>
Priority A	\$26,100			
Priority B	\$15,500	\$1,100	\$3,000	\$1,100
Priority C	\$5,100		\$800	\$200
<b>Total</b>	<b>\$46,700</b>	<b>\$1,100</b>	<b>\$3,800</b>	<b>\$1,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**

**Asset # : 64**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$19,400	A
Window Wall	30%			2044	**	5	\$15,600	A
<b>Windows</b>								
Aluminum	70%			2040	**	5	\$3,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Aluminum	30%			2049	**	5	\$1,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Greenhouse, 2012</i>								
<b>Roof</b>								
Clay Tile	40%			2044	**	10	\$7,700	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout, 2011</i>								
Copper/Terne	5%			2052	**	10	\$2,400	A
Modified Bitumen	50%			2034	**	10	\$9,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Sloped Glazing	5%	Now	\$14,500	LIFE	**	5	\$12,900	A
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over Chapel</i>								
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2033	**	5	\$500	C
Panel/Paver: Cer/Brk	25%			2040	**	5	\$5,200	C
Vinyl Tile	70%			2029	**	3	\$2,400	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Corridor, 2012</i>								
<b>Interior Walls</b>								
Folding Partition	5%			2040	**	5	\$900	C
Masonry: Brick	95%			LIFE	**	10	\$2,100	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2037	**	5	\$2,600	B
Exposed Struc: Wood	60%			LIFE	**	10	\$9,300	B
Gypsum Board	15%			LIFE	**	5-10	\$5,300	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor, 2012</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2034	**	5	\$200	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**

**Asset # : 64**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$200	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5		B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2024	\$16,500	10	\$2,300	B
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	10%			2032	**	10	\$600	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Greenhouse</i>						
Incandescent	50%			2024	\$20,600	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2024	\$600	1		B
Exit, Service	50%			2024	\$600	1		B
Exterior Lighting								
HID	100%			2024	\$2,900	10		B
<b>Alarm</b>								
Security System								
No Component	50%							D
Generic	50%			2032	**	1	\$1,200	B
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$3,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2034	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallway</i>						
		<i>Explanation : Hot Water Piping From Robitzek Building</i>						
Terminal Devices								
Air Handler	90%			2024	\$32,200	1	\$2,900	B
Convactor/Radiator	10%			2029	**	1	\$200	B
<b>Air Conditioning</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**

**Asset # : 64**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
District C.W.	100%			2034	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Robitzek Bldg</i>								
<i>Explanation : Chilled Water From Main Chillers</i>								
Conversion Equipment								
Heat Pump	35%			2028	**	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : The Heat Pumps Serve The Green House Portion Of The Building</i>								
No Component	65%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$9,900	1	\$3,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,600	B
Exhaust Fans								
Interior	100%			2029	**	2	\$200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	**	1		B
Water Heater								
Electric	100%			2023	\$1,000	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



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  
**Program / Asset #** : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004  
**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

<b>CAPITAL</b>		<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Interior Architecture			\$59,400
Mechanical			\$383,000
<b>Total</b>			<b>\$442,400</b>
Priority B			\$383,000
Priority C			\$59,400
<b>Total</b>			<b>\$442,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$27,500</b>	<b>\$11,500</b>	<b>\$17,500</b>	<b>\$2,200</b>
Priority A	\$20,800	\$2,700	\$14,400	
Priority B	\$6,700	\$2,300	\$3,100	\$2,200
Priority C		\$6,500		
<b>Total</b>	<b>\$27,500</b>	<b>\$11,500</b>	<b>\$17,500</b>	<b>\$2,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	20%			LIFE	**	5	\$6,400	A
Weathering Steel	80%			LIFE	**	1		A
<b>Windows</b>								
Aluminum	100%			2036	**	5	\$5,400	A
<b>Parapets</b>								
Masonry: Brick	10%			LIFE	**	5	\$100	A
Weathering Steel	90%			LIFE	**	1		A
<b>Roof</b>								
Metal Panel	35%			2037	**	10	\$14,400	A
Single Ply Membrane	60%	Now	\$5,000	2028	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Pitch Pockets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium At Pitch Pockets</i>								
Skylight, Metal/Glass	5%	Now	\$15,800	2040	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Stair Towers</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	35%			2019	\$53,800	3	\$13,100	C
Terrazzo	20%			LIFE	**	5	\$3,900	C
Vinyl Tile	45%			2025	**	3	\$4,200	C
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
Gypsum Board	75%	Now	\$4,900	LIFE	**	5	\$23,400	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	25%			LIFE	**	5	\$3,900	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2030	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2028	**	5	\$500	B
<b>Wiring</b>								
Thermoplastic	100%			2030	**	1		B

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2020	\$11,600	10	\$4,600	B
Incandescent	70%			2020	\$27,000	2	\$300	B
Egress Lighting								
Exit, Service	100%			2025	**	1		B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	40%			2028	**	4	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Auditorium</i>								
<i>Explanation : From Main Bldg</i>								
Steam Piping/Pump	60%			2030	**	4	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Auditorium</i>								
<i>Explanation : From Main Bldg</i>								
Terminal Devices								
Air Handler	60%			2020	\$64,000	1	\$6,200	B
Fan Coil Unit/Heat	40%			2020	\$118,600	1	\$2,200	B
<b>Air Conditioning</b>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2040	**	4	\$1,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Auditorium</i>								
<i>Explanation : From Main Bldg</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$50,500	1	\$6,200	B
Fan Coil - Cool/Heat	40%			2020	\$149,900	1	\$2,200	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300	B
Exhaust Fans								
Interior	100%			2025	**	2	\$500	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2033	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

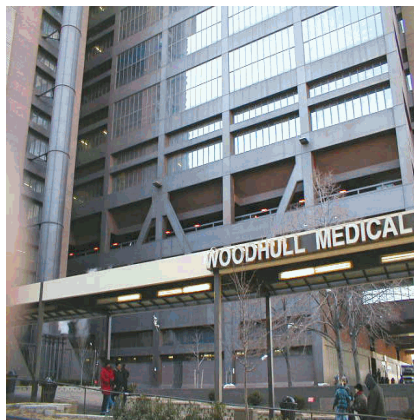
Print Date : 05-Sep-2013

**HEALTH AND HOSPITALS CORP. - FY 2014**

**Asset Name** : WOODHULL MEDICAL CENTER MAIN  
**Address** : 760 BROADWAY @FLUSHING AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004  
**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

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
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
<b>Total</b>	<b>\$27,816,200</b>	<b>\$56,793,600</b>
Priority A	\$16,256,300	\$789,800
Priority B	\$7,561,500	\$45,577,900
Priority C	\$3,998,400	\$10,425,900
<b>Total</b>	<b>\$27,816,200</b>	<b>\$56,793,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
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
<b>Total</b>	<b>\$697,200</b>	<b>\$805,000</b>	<b>\$762,100</b>	<b>\$898,900</b>
Priority A		\$21,500		
Priority B	\$663,100	\$783,500	\$762,100	\$788,100
Priority C	\$34,100			\$110,800
<b>Total</b>	<b>\$697,200</b>	<b>\$805,000</b>	<b>\$762,100</b>	<b>\$898,900</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
<b>Exterior Walls</b>								
Copper/terne	2%			2056	**	10	\$9,800	A
Masonry: Brick	25%			LIFE	**	5	\$52,000	A
Metal Panel	3%			2041	**	5-10	\$42,900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$33,800	A
Weathering Steel	45%			LIFE	**	1		A
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking</i>								
Window Wall	20%	Now	\$119,300	2041	**	5	\$78,000	A
<i>Glazing Clouded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Clearstories</i>								
<b>Windows</b>								
Aluminum	90%	Now	\$15,156,500	2046	**	5	\$150,900	A
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Glass Block	2%			LIFE	**	5	\$4,200	A
Metal Louvers	8%			2030	**	10	\$167,700	A
<b>Parapets</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	A
Masonry: Brick	20%			LIFE	**	5	\$3,800	A
Metal Rail	20%			2034	**	5-10	\$69,000	A
Weathering Steel	45%	Now	\$36,100	LIFE	**	1		A
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Wing At West Side</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Under Construction	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Elevator Machine Room Towers.</i>								
<i>Explanation : Construction Located</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Cast in Place Concrete	25%			LIFE	**			A
IRMA/Protected Membrane	30%	Now	\$261,200	2026	**			A
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 10th Floor Roof.</i>								
<i>Explanation : Roof Drains Leaking.</i>								
Single Ply Membrane	25%			2026	**	10	\$56,100	A
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Fourth Floor Terrace</i>								
Sloped Glazing	10%	Now	\$627,100	LIFE	**	5	\$299,200	A
<i>Glazing Clouded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor, Spiral Staircase</i>								
Under Construction	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Machine Room Towers.</i>								
<i>Explanation : Elevator Machine Room Roofs Under Construction.</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$433,000	LIFE	**	5	\$596,500	C
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Garage</i>								
Ceramic Tile	5%			2030	**	5	\$68,200	C
Quarry Tile	5%			2034	**	5	\$102,300	C
Terrazzo	5%			LIFE	**	5	\$53,300	C
Vinyl Tile	65%	Now	\$3,521,900	2021	\$8,804,700	3	\$332,300	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Gallery Spaces Around Perimeter Of Various Floors Based On Air And Moisture Infiltration From Adjacent Windows.</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$86,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$69,500	C
Gypsum Board	65%			LIFE	**	5	\$678,000	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Third Floor Near Recovery Room</i>								
Masonry: Brick	5%			LIFE	**			C
Plaster	15%			LIFE	**	5	\$78,200	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	30%			2026	**	5	\$409,000	B
Exposed Struc: Steel	5%			LIFE	**			B
Exposed Struc: Steel	10%	Now	\$646,500	LIFE	**			B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.</i>								
Gypsum Board	30%			LIFE	**	5	\$511,300	B
Metal Panel	10%	Now	\$46,200	LIFE	**	5	\$170,400	B
<i>Water Penetration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Northeast Corner Of 4th Floor Parking Garage.</i>								
Plaster	15%			LIFE	**	5	\$127,800	B
<b>Electrical</b>								
<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>				
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	60%			2021	\$101,800	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 2500 Amp.</i>								
Fused Disc Sw	40%			2041	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 5000 Amp.</i>								
<b>Transformers</b>								
Dry Type	80%			2026	**	5	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Three 300 Kva</i>								
Dry Type	20%			2026	**	5	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva.</i>								
<i>One 45 Kva For Fire Alarm.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2031	**	5	\$2,300	B
Fused Disc Sw	40%			2041	**	5	\$1,600	B
<b>Raceway</b>								
Conduit	90%			2031	**	1		B
Conduit	10%			2041	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	15%			2037	**	5	\$3,000	B
Fused Disc Sw	5%			2037	**	5	\$1,000	B
Molded Case Bkrs	80%			2020	\$687,300	5	\$18,400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>		<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	90%			2031	**	1		B
Thermoplastic	10%			2041	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	20%			2019	\$319,300	5	\$1,200	B
Locally Mounted	10%			2034	**	5	\$600	B
Motor Control Center	70%			2019	\$1,117,400	5	\$16,600	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$12,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flushing Ave. Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	90%			2019	\$10,200	1	\$240,500	B
Automatic	10%			2034	**	1	\$26,700	B
<b>Generators</b>								
Diesel	100%			2017	\$76,500	1	\$335,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1500 Kw.</i>								
<b>Batteries</b>								
Lead/Acid	100%			2015	\$700	5	\$32,100	B
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2029	**	5	\$84,500	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 275 Gallons</i>								
<b>Main Tank</b>								
	50%			2036	**	5	\$13,500	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	93%			2021	\$5,239,400	10	\$777,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Mostly T-8 And T-5</i>								
<b>HID</b>								
	7%			2021	\$277,500	10	\$2,100	B
<b>Egress Lighting</b>								
<b>Exit, Service</b>								
	100%			2026	**	1		B
<b>Exterior Lighting</b>								
<b>HID</b>								
	100%			2031	**	10	\$2,800	B
<b>Lightning Protection</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lightning Protection Arresters/Cabling Generic	100%			2024	\$23,000	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Copper And Steel</i> <i>Missing Rods (Tower #3 and on top of staircase 6 A)</i>								
Alarm Security System Generic	100%			2021	\$3,113,000	1	\$323,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Fixed Cameras.</i>								
Fire/Smoke Detection Generic	100%			2021	\$10,656,100	1-3	\$550,600	B
<i>Other Observation, Extent : Light, Area Affected : 75%</i> <i>Location : Throughout</i> <i>Explanation : Addressable.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating Energy Source Interruptible Gas/Dual Fuel	100%	2-4	\$445,200	2041	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On Extended Life</i>								
Conversion Equipment Heat Exchanger	20%			2030	* *	1	\$90,300	B
Steam Boiler	80%			2026	* *	1	\$722,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 3 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	0-2	\$54,400	2029	**	4	\$22,500	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
Steam Piping/Pump	50%	0-2	\$75,600	2031	**	4	\$22,500	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves, Boiler Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2016	\$2,919,100	1	\$282,100	B
Convactor/Radiator	20%			2026	**	1	\$59,000	B
Fan Coil Unit/Heat	30%			2021	\$4,863,800	1	\$88,500	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	80%			2037	**	1		B
Steam/HW System	20%			2031	**	1		B
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	20%			2017	\$714,000	1	\$197,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : On Extended Life / 2 Units</i>								
Centrifugal, Elec Chiller	75%			2030	**	1	\$740,100	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Plant 4 Units</i>								
Ext Pkg Unit - Cooling	5%			2021	\$249,900	2	\$2,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Split Units</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%	0-2	\$529,200	2031	**	4	\$45,000	B
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2021	\$2,299,600	1	\$282,100	B
Fan Coil - Cool/Heat	50%			2021	\$10,248,500	1	\$147,400	B
<b>Heat Rejection</b>								
Remote Air Cond	5%			2021	\$323,400	2	\$31,700	B
Water Cool Tower	95%			2022	\$2,952,700	2	\$871,100	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$508,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ventilation</b>								
Exhaust Fans Interior	100%	Now	\$119,700	2016	\$1,197,100	2	\$22,500	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Eliminators</i>								
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$64,700	2031	**	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Water Heater Electric	1%			2019	\$1,700	4	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 85 Gallon / 1 50 Gallon</i>								
No Component	99%							D
HW Heat Exchanger Low Temp	100%			2041	**	4	\$90,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Instantaneous / No Storage</i>								
Sanitary Piping Cast Iron	100%	Now	\$47,000	LIFE	**	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Storm Drain Piping Cast Iron	100%	0-2	\$302,400	LIFE	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Garage</i>								
Sump Pump(s) Rigid Piping	100%			2026	**	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2021	\$10,800	4	\$1,300	B
Backflow Preventer Generic	100%			2021	\$105,000	1	\$56,200	B
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	90%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (9) 1-10 (4) 1-14</i>								
<i>Explanation : 13 Units (4 Units Serve Auditorium)</i>								
Hydraulic	10%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1-3</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Fire Suppression	Standpipe								
	Generic	100%			2041	* *	1-5	\$460,200	B
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$255,600	B
	Fire Pump								
	Generic	100%			2024	\$802,200	1	\$170,400	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## HEALTH AND HOSPITALS CORP. - 819

## Project : HEALTH &amp; HOSPITALS CORP.

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>		<b>FY 2019 - 2024</b>	
Miscellaneous Buildings	429,600		351,800	
<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Miscellaneous Buildings	42,300	18,600	18,400	17,900

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
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

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.