

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$346,400	\$862,000
Interior Architecture	\$85,900	\$352,400
Electrical	\$184,200	\$1,512,400
Mechanical		\$51,300
<b>Total</b>	<b>\$616,500</b>	<b>\$2,778,000</b>
Importance Code A	\$346,400	\$862,000
Importance Code B	\$270,000	\$1,790,200
Importance Code C		\$125,800
<b>Total</b>	<b>\$616,500</b>	<b>\$2,778,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$16,800	\$27,500		\$22,900
Interior Architecture	\$19,000	\$17,700	\$14,300	\$9,600
Electrical	\$41,600	\$26,000	\$31,500	\$28,100
Mechanical	\$65,100	\$46,200	\$70,300	\$67,200
Site Pavements	\$1,500			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$173,600</b>	<b>\$146,900</b>	<b>\$145,700</b>	<b>\$157,400</b>
Importance Code A	\$18,900	\$29,600	\$7,000	\$25,500
Importance Code B	\$135,700	\$117,400	\$132,100	\$131,900
Importance Code C	\$19,000		\$6,600	
<b>Total</b>	<b>\$173,600</b>	<b>\$146,900</b>	<b>\$145,700</b>	<b>\$157,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**BELLEVUE HOSPITAL AMBULATORY CARE BUILDING**

**Asset # : 13727**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	**	5	\$98,800	
Masonry: Granite	5%	0-2	\$75,900	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$80,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$22,900	
Stucco Cement	7%			2042	**	5	\$41,200	
Window Wall	38%			2049	**	5	\$335,100	
Windows								
Aluminum	95%			2045	**	5	\$3,200	
Metal Louvers	5%			2038	**	10	\$1,100	
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,900	
Masonry: Brick	35%	Now	\$3,800	LIFE	**	5	\$3,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Base Flashing Loose On The South Wall</i>								
Metal Panel	5%			2049	**	5	\$1,700	
Metal Rail	5%			2042	**	5-10	\$7,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	
Stucco Cement	20%			2042	**	5	\$4,500	
Roof								
IRMA/Protected Membrane	65%	Now	\$13,000	2034	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof Adjacent To Generator And Skylight Gutter</i>								
Sloped Glazing	35%	Now	\$102,900	LIFE	**	5	\$536,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations At Exterior Skylight Gutter</i>								
Soffits								
Stucco Cement	100%			2042	**	5		

Interior

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**Asset # : 13727**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2028	\$85,600	3	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Auditorium</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$33,600	
Ceramic Tile	5%			2038	**	5	\$15,400	
Granite Panels	25%			LIFE	**	5	\$57,600	
Sheet Vinyl/Rubber	20%	4+	\$39,800	2034	**	5	\$46,100	
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Balconies</i>								
Traffic Topping	5%			2034	**	5	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refers To Epoxy Paint With Sand</i>								
Vinyl Tile	38%			2034	**	3	\$43,800	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Wall Location</i>								
Ceramic Tile	5%			2038	**	5	\$13,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,300	
Glass: Single Pane	2%			LIFE	**	5	\$4,000	
Gypsum Board	79%	Now	\$19,000	LIFE	**	5	\$125,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Walls Located Below Skylight Base</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Walls Located Below Skylight Base</i>								
Masonry: Brick	5%			LIFE	**			
Wood	2%			LIFE	**	5	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Auditorium</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
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**Asset # : 13727**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	30%			2042	**	5	\$92,200	
Exposed Concrete	15%			LIFE	**	5	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Mechanical Space</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
<i>Explanation : Ceiling Location</i>								
Exposed Struc: Steel	30%			LIFE	**			
<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	\$76,800	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	90%	Now	\$1,500	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northwest Corner Of Building</i>								
Pavers/Stone	10%			2038	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	10%			2042	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	80%			2038	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2032	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2049	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 4000 Ampere For Services A, B, C And D</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Locations</i>								
<i>Explanation : Five 50 Kilowatt Ampere Transformers</i>								

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<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Fused Disc Sw	30%			2049	**	5	\$300	
Molded Case Bkrs	70%			2049	**	5	\$3,800	
<b>Raceway</b>								
Conduit	100%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2045	**	5	\$500	
Molded Case Bkrs	90%			2045	**	5	\$4,900	
<b>Wiring</b>								
Thermoplastic	100%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2042	**	5	\$300	
Motor Control Center	50%			2042	**	5	\$2,800	
Variable Frequency Drive	30%			2042	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,000	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	90%			2042	**	1	\$57,300	
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 8 Units For The Building</i>							
Automatic	10%			2042	**	1	\$6,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units For Fire Pump</i>							
<b>Generators</b>								
Diesel	100%	4+	\$7,600	2038	**	1	\$72,100	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Corroded Exhaust In Penthouse</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : One 1000 Kilowatt</i>							
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,600	5	\$7,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 200 Kilowatt Load Bank Present</i>							

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**Asset # : 13727**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2045	**	5	\$19,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Penthouse</i>						
		<i>Explanation : One 250 Gallon</i>						
Main Tank	50%			2044	**	5	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 15,000 Gallons Shared With Building Z</i>						
Lighting								
Interior Lighting								
Fluorescent	97%			2034	**	10	\$184,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
HID	1%	4+	\$100	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working In 4th Floor Waiting Area</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Atrium</i>						
		<i>Explanation : 4th Floor Canopy And Waiting Area</i>						
Incandescent	1%	4+	\$700	2034	**	2		
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working In 4th Floor Waiting Area</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4th Floor Waiting Area</i>						
		<i>Explanation : Halogen Lights Observed</i>						
LED	1%			2034	**			
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	5%			2057	**	1		
Exit, Service	45%			2034	**	1		
Exterior Lighting								
HID	100%	4+	\$17,100	2034	**			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Controls Not Working For Roof Lighting</i>						
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	\$341,900	1	\$38,700	

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BELLEVUE HOSPITAL AMBULATORY CARE BUILDING**

**Asset # : 13727**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2029

\$1,170,500

1-3

\$63,800

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

*Location : Main Building 9th Floor*

*Explanation : Alarm Control System Located At Main Building*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%

2049

\*\*

1

Conversion Equipment

Heat Exchanger, Plate & Frame

20%

2038

\*\*

1

\$20,500

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

*Location : Basement*

*Explanation : Serves Perimeter Heat*

Pres. Reducing Valve/LP Steam

80%

2038

\*\*

5

\$9,800

Distribution

Hot Wtr Piping/Pump

20%

2045

\*\*

4

\$3,100

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

*Location : Throughout*

*Explanation : Serves Perimeter Heat*

Central Plant Steam Piping/Pmp

80%

2049

\*\*

4

\$12,200

Terminal Devices

Air Handler

80%

2034

\*\*

1

\$102,400

Convactor/Radiator

20%

2042

\*\*

1

\$13,400

**Air Conditioning**

Energy Source

Electricity

2%

2045

\*\*

1

No Component

98%

Conversion Equipment

Exterior Pkg Unit - Cooling

2%

2034

\*\*

2

\$300

*Other Observation, Extent : Light, Area Affected : 2%*

*Location : Roof*

*Explanation : Split Units*

No Component

98%

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$10,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building H</i>								
<i>Explanation : Chilled Water From Adjacent Building</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$128,000
Heat Rejection								
	Dry Cooler	2%			2029	\$500	2	\$2,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-22</i>								
	No Component	98%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$115,400
Exhaust Fans								
	Interior	40%	Now	\$6,000	2034	**	2	\$2,000
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
	Roof	60%			2034	**	2	\$3,800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$30,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2034	**	4	\$6,600
Backflow Preventer								
	Generic	100%			2034	**	1	\$12,700
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Three Units From Basement To 4th Floor, Three Units From Ground To 4th Floor</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$104,400

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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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</b>
Fire Suppression	Sprinkler								
	Generic	100%			2049	* *	1-2	\$58,000	
Fire Pump	Generic	100%			2038	* *	1	\$38,700	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,335,600	\$881,300
Interior Architecture	\$850,600	\$1,155,600
Electrical	\$2,418,800	\$1,771,000
Mechanical	\$586,700	\$4,438,000
<b>Total</b>	<b>\$7,191,700</b>	<b>\$8,245,900</b>
Importance Code A	\$3,335,600	\$955,500
Importance Code B	\$3,418,700	\$7,092,800
Importance Code C	\$437,400	\$197,600
<b>Total</b>	<b>\$7,191,700</b>	<b>\$8,245,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$15,400	\$9,000	\$5,200	
Interior Architecture	\$69,300	\$61,800	\$29,900	\$14,400
Electrical	\$21,500	\$22,700	\$22,700	\$21,000
Mechanical	\$36,800	\$39,700	\$50,500	\$69,900
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
<b>Total</b>	<b>\$182,600</b>	<b>\$172,700</b>	<b>\$147,800</b>	<b>\$144,900</b>
Importance Code A	\$20,700	\$18,200	\$12,200	\$6,200
Importance Code B	\$118,200	\$154,500	\$119,900	\$138,600
Importance Code C	\$43,800		\$15,700	
<b>Total</b>	<b>\$182,600</b>	<b>\$172,700</b>	<b>\$147,800</b>	<b>\$144,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick	65%	Now	\$997,200	LIFE	**	5	\$302,700
				<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Throughout Courtyard</i>				
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : West Facade</i>				
	Masonry: Granite	5%	0-2	\$60,100	LIFE	**	5	\$17,500
				<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : West Facade</i>				
				<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : West Facade</i>				
	Masonry: Limestone	5%			LIFE	**	5	\$17,500
	Metal Panel	20%			2049	**	5-10	\$640,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Stainless Steel Panel</i>				
	Pre-Cast Concrete	5%			LIFE	**	5	\$75,700
Windows								
	Aluminum	98%	Now	\$684,100	2045	**	5	\$37,400
				<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Penthouse</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
				<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
	Bronze/Brass	2%	Now	\$145,400	2037	**	5	\$4,800
				<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Chapels</i>				
				<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Chapels</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Chapels</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Chapels 2nd Floor</i>				
				<i>Explanation : Stained Glass Windows</i>				

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$41,300	LIFE	**	5	\$6,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, East Facade, West Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$3,400	2049	**	5	\$800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2042	**	5-10	\$14,800	
Roof								
Copper/Terne	5%	0-2	\$9,200	2044	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Fascia Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%	Now	\$46,200	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	10%			2039	**	10	\$16,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Drains</i>								
Roll Roofing	5%			2028	\$28,100	5	\$10,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads Over Main Roof</i>								
<i>Explanation : Refers To Green Painted Roofing Covering Rooftop Bulkheads</i>								
Single Ply Membrane	55%	Now	\$1,186,600	2039	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Upper Roof</i>								

## Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2025	\$525,600	3	\$56,600	
Ceramic Tile	5%			2038	**	5	\$18,900	
Granite Panels	5%			LIFE	**	5	\$14,100	
Sheet Vinyl/Rubber	15%			2034	**	5	\$84,800	
Terrazzo	20%	Now	\$191,400	LIFE	**	5	\$58,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At All Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs</i>								
Traffic Topping	5%	Now	\$25,500	2029	\$255,400	5	\$11,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
Vinyl Tile	10%			2029	\$511,100	3	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor Corridors</i>								
Vinyl Tile	30%			2034	**	3	\$42,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$31,500	
Concrete Masonry Unit	5%	4+	\$15,300	LIFE	**	5	\$12,600	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%	0-2	\$28,500	LIFE	**	5	\$75,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**			
Plaster	38%	Now	\$104,800	LIFE	**	5	\$71,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chapels, Penthouse And Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$332,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various Locations At The Basement Level</i>								
Wood	2%			LIFE	**	5	\$50,300	

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	10%			2034	**	5	\$28,800	
AcousTileSusp.Lay-In	20%			2042	**	5	\$57,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%	Now	\$76,000	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	5%			LIFE	**	5	\$18,000	
Plaster	50%	Now	\$103,300	LIFE	**	5	\$90,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chapels And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Located At Areaways</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	60%			2055	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Air Circuit Breaker	40%			2055	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Transformers</b>								
Dry Type	100%			2046	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closet</i>								
<i>Explanation : Two 300 Kilovolt-ampere And Eight Different Ratings In Kilovolt-ampere 480 High Voltage - 208/120 Low Voltage</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2055	**	5	\$8,600	
<b>Raceway</b>								
Conduit	80%			2029	\$340,800	1		
Conduit	20%			2055	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2051	**	5	\$400	
Fused Disc Sw	5%			2028	\$19,600	5	\$400	
Molded Case Bkrs	80%			2028	\$313,400	5	\$6,900	
Molded Case Bkrs	10%			2051	**	5	\$900	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$525,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2029	\$65,600	1		
Thermoplastic	10%			2055	**	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2027	\$245,100	5	\$700	
Motor Control Center	60%			2027	\$464,200	5	\$5,300	
Variable Frequency Drive	10%			2046	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$4,800	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2049	**	1	\$100,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closet</i>								
<i>Explanation : 6- Units With Different Ratings</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2034	**	10	\$196,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	**	10	\$23,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2037	**			

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

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

**Lighting**

## Egress Lighting

Emergency, Service	60%			2034	**	1		
Exit, LED	20%			2064	**	1		
Exit, Service	20%			2034	**	1		

## Exterior Lighting

HID	70%			2024	\$938,700	10	\$700	
LED	30%			2037	**			

**Alarm**

## Security System

No Component	70%							
Generic	30%			2029	\$322,300	1	\$36,400	

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

*Location : Throughout The Building*

*Explanation : 150 CCTV Cameras*

## Fire/Smoke Detection

No Component	70%							
Generic, Analog	20%			2024	\$735,500	1-3	\$41,300	
Generic, Digital	10%			2034	**	1-3	\$20,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2039	**	1		
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## Conversion Equipment

Heat Exchanger, Plate & Frame	20%	4+	\$1,500	2025	\$74,200	1	\$22,400	
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*Other Observation, Extent : Severe, Area Affected : 33%*

*Location : Basement Mechanical Room*

*Explanation : Deteriorating Insulation*

Heat Exchanger, Plate & Frame	30%			2032	**	1	\$37,400	
Pres. Reducing Valve/LP Steam	40%			2032	**	5	\$6,000	
Pres. Reducing Valve/LP Steam	10%			2038	**	5	\$1,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2028	\$200,800	4	\$6,200	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	15%			2045	**	4	\$2,800	
Central Plant Steam Piping/Pmp	25%	0-2	\$54,500	2029	\$1,090,200	4	\$3,100	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Central Plant Steam Piping/Pmp	10%			2049	**	4	\$1,900	
Terminal Devices								
Air Handler	25%			2034	**	1	\$39,000	
Convactor/Radiator	70%	Now	\$96,600	2027	\$965,600	1	\$51,300	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Convactor/Radiator	5%			2046	**	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2038	**	1	\$40,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof/ Serves 8th And 9th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors</i>								
Split Unit	10%			2034	**			
Window/Wall Unit	75%			2024	\$402,700	1		
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2049	**	4	\$2,800	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2034	**	1	\$23,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$21,100	
No Component	85%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Ventilation</b>								
	Exhaust Fans							
	Interior	10%			2029	\$91,700	2	\$800
	No Component	90%						
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2029	\$1,920,700	1	
	HW Heat Exchanger							
	Steam Fired	100%			2055	**	4	\$24,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Steam Instantaneous Water Heaters</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Rating</i>				
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>				
	Sump Pump(s)							
	Non-Submersible	100%			2034	**	4	\$10,300
	Sewage Ejector(s)							
	Compressed Air	100%			2029	\$62,000	4	\$4,900
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 8th Floor</i>				
				<i>Explanation : 4 Units</i>				
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2039	**	1-5	\$131,700
	Sprinkler							
	No Component	80%						
	Generic	20%			2049	**	1-2	\$14,100
	Fire Pump							
	Generic	100%			2038	**	1	\$47,100
	Chemical System							
	Generic	100%			2024	\$28,500	1-3	\$4,000

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,433,700	\$367,700
Interior Architecture	\$576,200	\$1,878,300
Electrical	\$1,059,900	\$1,568,300
Mechanical	\$844,300	\$4,998,200
<b>Total</b>	<b>\$3,914,200</b>	<b>\$8,812,600</b>
Importance Code A	\$1,433,700	\$565,700
Importance Code B	\$2,365,500	\$8,156,700
Importance Code C	\$114,900	\$90,200
<b>Total</b>	<b>\$3,914,200</b>	<b>\$8,812,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$5,000			\$47,100
Interior Architecture	\$124,000	\$29,700		\$39,000
Electrical	\$14,800	\$15,400	\$14,900	\$22,500
Mechanical	\$38,700	\$30,600	\$27,100	\$33,000
Site Enclosure	\$4,200			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$222,300</b>	<b>\$111,200</b>	<b>\$77,500</b>	<b>\$177,100</b>
Importance Code A	\$11,700	\$9,300	\$6,600	\$53,700
Importance Code B	\$132,100	\$92,800	\$70,900	\$123,400
Importance Code C	\$78,500	\$9,100		
<b>Total</b>	<b>\$222,300</b>	<b>\$111,200</b>	<b>\$77,500</b>	<b>\$177,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$70,700	
Masonry: Brick	80%	Now	\$745,600	LIFE	**	5	\$226,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Granite	5%	Now	\$91,300	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 3%</i>								
<i>Location : South Facade Base And Various Other Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$168,700	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Metal Panel	5%			2049	**	5-10	\$97,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Panel</i>								
Windows								
Aluminum	100%			2045	**	5	\$41,600	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$81,300	LIFE	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At 6th And 7th Floor Roofs And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	85%	Now	\$127,700	LIFE	**	5	\$20,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$5,000	2049	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Copings</i>								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Copper/Terne	10%			2044	**	10	\$20,500		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Upper Roof</i>									
<i>Explanation : Snow Guards Damaged</i>									
Modified Bitumen	90%	Now	\$219,200	2034	**				
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Upper Roof, East Side Lower Roof</i>									
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Lower Roof</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Carpet	10%	0-2	\$25,600	2025	\$511,600	3	\$55,100		
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	10%	Now	\$8,300	LIFE	**	5	\$80,300		
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Water Main Supply Room</i>									
Ceramic Tile	5%			2032	**	5	\$18,400		
Terrazzo	5%	Now	\$125,800	LIFE	**	5	\$14,300		
<i>Horizontal Cracks, Extent : Light, Area Affected : 25%</i>									
<i>Location : Various Locations Throughout Corridors</i>									
Vinyl Tile	25%			2034	**	3	\$34,400		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 6th Floor Administrative Space</i>									
<i>Explanation : High Impact Resistant Vinyl With Wood Grain Finish</i>									
Vinyl Tile	45%	4+	\$76,700	2029	\$1,533,500	3	\$61,900		
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$25,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main Room, Basement</i>								
Ceramic Tile	5%			2032	**	5	\$18,100	
Concrete Masonry Unit	5%	Now	\$22,000	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	20%			LIFE	**	5	\$43,500	
Granite Panels	5%			LIFE	**			
Plaster	43%	Now	\$27,300	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse Wall</i>								
SGFT/Glazed Masonry	15%	Now	\$114,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	2%			LIFE	**	5	\$29,000	
Ceilings								
AcousTile,Adhered	50%	0-2	\$93,200	2042	**	5	\$91,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%			2034	**	5	\$73,400	
Exposed Concrete	5%	Now	\$129,000	LIFE	**	5	\$2,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 8%</i>								
<i>Location : Various Areas On Basement Ceiling</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Corridors</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridors</i>								
Gypsum Board	10%			LIFE	**	5	\$45,900	
Plaster	15%	Now	\$15,800	LIFE	**	5	\$34,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								

## Site Enclosure

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Aluminum Picket	45%	Now	\$1,700	2039		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate On South Side</i>								
Chain Link	15%			2049		**		
Iron Picket	40%	Now	\$2,500	2049		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along 1st Avenue</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along 1st Avenue</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along 1st Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2049		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	25%			2042		**		
Pavers/Stone	75%			2032		**		
Activity Yard								
Rubber Matting	100%			2034		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2055		**	5	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : Two 3,000 Ampere And Two 1,600 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	10%			2046		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,000 Kilovolt-ampere, 480 High Voltage - 208/120 Low Voltage</i>								
Dry Type	90%			2042		**	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor And Electrical Closets</i>								
<i>Explanation : 12 Different Ratings In Kilovolt-ampere, 480 High Voltage - 208/120 Low Voltage</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Under 600 Volts</b>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	**	5	\$5,900
Raceway								
	Busway	10%			2046	**	1	
	Conduit	70%			2029	\$298,200	1	
	Conduit	20%			2055	**	1	
Panelboards								
	Fused Disc Sw	5%			2051	**	5	\$300
	Fused Disc Sw	5%			2051	**	5	\$300
	Fused Toggle Switch	15%	2-4	\$58,800	2054	**	5	\$400
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closets Throughout The Building</i>								
	Molded Case Bkrs	15%			2051	**	5	\$900
	Molded Case Bkrs	60%			2028	\$235,000	5	\$3,500
Wiring								
	Braided Cloth	55%	2-4	\$361,000	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Busway	5%			2042	**	1	
	Thermoplastic	30%			2029	\$196,900	1	
	Thermoplastic	10%			2055	**	1	
Motor Controllers								
	Locally Mounted	30%			2027	\$245,100	5	\$500
	Locally Mounted	10%			2046	**	5	\$200
	Motor Control Center	40%			2027	\$309,500	5	\$2,400
	Variable Frequency Drive	20%			2046	**		
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$1,600
	Generic	50%			LIFE	**	5	\$1,600
Stand-by Power								
Transfer Switches								
	Automatic	100%			2046	**	1	\$68,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : 4 Units</i>								
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	65%			2034	**	10	\$133,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2037	**	10	\$41,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2037	**	10	\$20,500	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	5%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	40%			2034	**	1		
Emergency, Service	20%			2037	**	1		
Exit, LED	10%			2064	**	1		
Exit, Service	20%			2034	**	1		
Exit, Service	10%			2024		1	\$8,200	
<b>Exterior Lighting</b>								
HID	50%			2034	**	10	\$300	
LED	50%			2037	**			
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029		1	\$25,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 100 CCTV Cameras</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	20%			2024		1-3	\$28,400	
Generic, Digital	10%			2034	**	1-3	\$13,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Utility Steam	98%			2039	**	1		
Electricity	2%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>						

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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, Plate & Frame	60%			2025	\$197,900	1	\$66,500	
Pres. Reducing Valve/LP Steam	40%			2032	**	5	\$5,300	
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2028	\$214,200	4	\$6,600	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Hot Water Piping Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	10%			2045	**	4	\$1,700	
Central Plant Steam Piping/Pmp	20%			2029	\$775,500	4	\$3,300	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Beyond The Mechanical Room Are Beyond Useful Life Cycle Rating</i>								
Central Plant Steam Piping/Pmp	10%			2049	**	4	\$1,700	
<b>Terminal Devices</b>								
Air Handler	15%			2034	**	1	\$20,800	
Convactor/Radiator	85%			2027	\$1,042,500	1	\$61,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	\$692,600	1		
Conversion Equipment								
Centrifugal, Elec Chiller	5%			2032	**	1	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side By Parking Lot</i>								
<i>Explanation : Serves Telecommunications</i>								
Int Pkg Unit - Heating/Cooling Window/Wall Unit	5%			2030	\$243,600	2	\$700	
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2049	**	4	\$2,500	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2024	\$385,400	1	\$20,800	
No Component	85%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2029	\$1,707,700	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Beyond Useful Life Cycle Rating</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>								
	Sump Pump(s) Non-Submersible	100%			2034	**	4	\$7,100
	Sewage Ejector(s) Electric	100%			2029	\$66,000	4	\$13,400
	Backflow Preventer Generic	100%			2029	\$58,200	1	\$13,700
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 8th Floor</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2039	**	1-5	\$117,100
	Sprinkler No Component Generic	60% 40%			2049	**	1-2	\$25,100

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$8,054,000	\$1,776,500
Interior Architecture	\$6,600,100	\$35,728,300
Electrical	\$5,676,300	\$11,472,900
Mechanical	\$38,435,600	\$29,631,600
Site Pavements	\$156,800	
<b>Total</b>	<b>\$58,922,800</b>	<b>\$78,609,300</b>
Importance Code A	\$8,100,500	\$1,823,000
Importance Code B	\$50,177,300	\$75,377,000
Importance Code C	\$645,000	\$1,409,200
<b>Total</b>	<b>\$58,922,800</b>	<b>\$78,609,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$36,100			\$9,000
Interior Architecture		\$119,700		\$44,900
Electrical	\$160,300	\$166,500	\$168,100	\$192,900
Mechanical	\$419,200	\$430,100	\$946,500	\$489,100
Site Enclosure	\$700			
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
<b>Total</b>	<b>\$1,115,700</b>	<b>\$1,215,800</b>	<b>\$1,614,000</b>	<b>\$1,235,300</b>
Importance Code A	\$41,200	\$1,600	\$1,600	\$10,600
Importance Code B	\$1,074,600	\$1,214,300	\$1,612,400	\$1,224,700
<b>Total</b>	<b>\$1,115,700</b>	<b>\$1,215,800</b>	<b>\$1,614,000</b>	<b>\$1,235,300</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	3%	0-2	\$40,100	LIFE	**	5	\$12,200	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Metal Panel	2%	Now	\$6,400	2049	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
Pre-Cast Concrete	93%	Now	\$1,362,500	LIFE	**	5	\$1,226,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Window Wall	2%	Now	\$8,500	2049	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Old Emergency Entrance, North Side</i>								
Windows								
Aluminum	73%	Now	\$6,223,700	2054	**	5	\$226,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Various Locations Throughout</i>								
Aluminum	27%			2054	**	5	\$167,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Rail	2%	Now	\$400	2034	**	5	\$2,200	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	98%	0-2	\$11,800	LIFE	**	5	\$94,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Four Corners At Upper Roof</i>							
Roof								
IRMA/Protected Membrane	75%	Now	\$117,900	2034	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various Areas Throughout Between Concrete Block Ballast</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Locations Throughout</i>							
Modified Bitumen	5%			2034	**	10	\$9,000	
Skylight, Metal/Glass	5%	Now	\$145,700	2049	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 4 Units</i>							
Traffic Topping	15%	Now	\$9,000	2034	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Soffits								
Pre-Cast Concrete	100%	Now	\$80,200	LIFE	**	5	\$144,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2025	\$1,669,000	3	\$179,600	
Cast in Place Concrete	10%	0-2	\$54,400	LIFE	**	5	\$523,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
Ceramic Tile	5%	0-2	\$126,700	2038	**	5	\$59,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	40%	0-2	\$1,552,000	2029	\$31,039,600	5	\$718,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Slate	3%			LIFE	**	5	\$76,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Grout Joints Eroding</i>								
Vinyl Tile	20%			2034	**	3	\$179,600	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 16th Floor And Elevator Core Areas Throughout</i>								
<i>Explanation : This Tile Is A Quartz/ Natural Stone Composite Material</i>								
Vinyl Tile	15%	Now	\$333,500	2034	**	3	\$134,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	2%			2057	**	5	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Indoor Inmate/ Psychiatric Basketball Court Area</i>								
<i>Explanation : Refers To Oak Flooring</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$152,700	
Concrete Masonry Unit	10%	Now	\$370,300	LIFE	**	5	\$122,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Fire Pump Room In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Penthouse, Water Tank Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Penthouse</i>								
Glass: Single Pane	5%			LIFE	**	5	\$114,500	
Gypsum Board	15%	0-2	\$41,500	LIFE	**	5	\$274,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Plaster	63%			LIFE	**	5	\$577,100	
Wood	2%			LIFE	**	5	\$244,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	25%	0-2	\$607,800	2049	**	5	\$299,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2042	**	5	\$119,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Elevator Lobby And Corridors</i>								
Exposed Concrete	5%	Now	\$210,400	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead, Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bulkhead, Loading Dock</i>								
Exposed Struc: Steel	5%	Now	\$1,376,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	20%	Now	\$529,000	LIFE	**	5	\$598,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%	0-2	\$873,300	LIFE	**	5	\$598,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Corridor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$343,200	LIFE	**	5	\$299,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 23rd Floor, Lobby, Library</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	**			
Iron Picket	25%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$700	2064	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								
Site Pavements								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
<hr/>								
On-Site Walkways								
Cast in Place Concrete	50%			2042	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Pavers/Stone	50%	Now	\$121,500	2032	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Parking/Driveway								
Asphalt	100%	4+	\$35,300	2038	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : South Side Of Building</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Loading Dock</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Loading Dock</i>							
	<i>Explanation : Trench Drain Cover Damaged</i>							

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Air Circuit Breaker	100%			2055	**	5	\$7,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 13th Floor Electrical Room</i>							
	<i>Explanation : Five 4,000 Ampere Main Disconnect Switches</i>							
<hr/>								
Transformers								
Dry Type	100%			2042	**	5	\$5,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room On Each Floor</i>							
	<i>Explanation : Two 300 Kilovolt-ampere, Two 150 Kilovolt-ampere, One 112.5 Kilovolt-ampere And One 45 Kilovolt-ampere 480hv-208/120lv - Each Electrical Closet Per Floor</i>							
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2055	**	5	\$5,900	
Molded Case Bkrs	25%			2055	**	5	\$10,000	
<hr/>								
Raceway								
Busway	10%			2049	**	1		
Conduit	50%			2029	\$852,100	1		
Conduit	25%			2049	**	1		
Conduit	15%			2055	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Under 600 Volts								
Panelboards								
	Fused Disc Sw	5%			2028	\$79,200	5	\$1,700
	Fused Disc Sw	5%			2051	**	5	\$1,700
	Molded Case Bkrs	25%			2051	**	5	\$10,000
	Molded Case Bkrs	65%			2028	\$1,029,100	5	\$26,000
Wiring								
	Braided Cloth	50%	2-4	\$1,312,600	2054	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Busway	5%			2027	\$131,300	1	
	Thermoplastic	20%			2029	\$525,000	1	
	Thermoplastic	25%			2055	**	1	
Motor Controllers								
	Locally Mounted	25%			2027		5	\$2,600
	Locally Mounted	10%			2046	**	5	\$1,000
	Motor Control Center	55%			2027	\$1,702,200	5	\$22,800
	Variable Frequency Drive	10%			2046	**		
Ground								
Grounding Devices								
	Generic	50%			LIFE	**	5	\$11,200
	Generic	50%			LIFE	**	5	\$11,200
Stand-by Power								
Transfer Switches								
	Automatic	80%			2046	**	1	\$374,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 13th Floor Electrical Room And Electrical Closets</i>							
	<i>Explanation : 55- Units With Different Ratings</i>							
	Automatic	20%			2042	**	1	\$93,600
Generators								
	Diesel	20%			2038	**	1	\$117,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room - 13th Floor</i>							
	<i>Explanation : One 600 Kilowatts</i>							
	Diesel	80%			2042	**	1	\$471,000
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : 13th Floor Generator Room</i>							
	<i>Explanation : Four 750 Kilowatts</i>							
Batteries								
	Lead/Acid	80%			2024	\$1,300	5	\$45,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room - 13th Floor</i>							
	<i>Explanation : One Battery Per Generator</i>							
	Lead/Acid	20%			2023	\$300	5	\$11,300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**BELLEVUE HOSPITAL BLDG H**  
**Asset # : 73**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Fuel Storage</b>								
Day Tank	30%			2051	**	5	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gallon Per Generator</i>								
Day Tank	10%			2045	**	5	\$29,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 250 Gallon</i>								
Main Tank	60%			2044	**	5	\$28,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	53%			2034	**	10	\$777,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$146,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2037	**	10	\$440,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$73,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$1,000	
<b>Egress Lighting</b>								
Emergency, Service	20%			2037	**	1		
Emergency, Service	40%			2034	**	1		
Exit, LED	15%			2064	**	1		
Exit, Service	20%			2034	**	1		
Exit, Service	5%			2024		1	\$29,100	
<b>Exterior Lighting</b>								
HID	80%			2029	\$5,015,800	10	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter</i>								
<i>Explanation : Recessed And Wall Mounted</i>								
LED	20%			2037	**			

**Alarm**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

No Component

70%

Generic

30%

2029

\$1,506,800

1

\$170,400

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

## Fire/Smoke Detection

No Component

70%

Generic, Analog

20%

2024

\$3,438,900

1-3

\$193,100

Generic, Digital

10%

2034

\*\*

1-3

\$93,700

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

98%

2039

\*\*

1

Electricity

2%

2039

\*\*

1

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

## Conversion Equipment

Hot Water Boiler

2%

Now

\$5,000

2034

\*\*

1

\$14,200

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

Pres. Reducing

98%

2032

\*\*

5

\$93,100

Valve/LP Steam

**Distribution**

Hot Wtr Piping/Pump

50%

Now

\$127,500

2028

\$1,275,300

4

\$39,400

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

Central Plant Steam

50%

Now

\$1,384,800

2029

\$13,848,100

4

\$39,400

Piping/Pmp

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	70%	0-2	\$805,400	2024	\$16,107,600	1	\$623,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor Mechanical Equipment Room</i>								
<i>Explanation : Deteriorating Pipe Insulation, Deteriorating Cooling And Heating Coil</i>								
Air Handler	10%			2034	**	1	\$99,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Several Newer Units In Place</i>								
Convector/Radiator	10%			2034	**	1	\$51,700	
Fan Coil Unit/Heat	10%			2029	\$2,450,800	1	\$51,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
Air Conditioning								
Energy Source								
District Chilled Water	25%			2039	**	1		
Electricity	75%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2032	**	1	\$1,212,100	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 3 Electric Chillers</i>								
Centrifugal, Compressor Turbine	25%			2032	**	1	\$432,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 1 Steam Driven Chiller</i>								
Interior Pkg Unit - Cooling	5%			2027	\$3,059,300	2	\$4,900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$99,800	2039	**	4	\$78,900	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Mechanical Room</i>								
Terminal Devices								
Air Handler/Cool/Ht	30%			2024	\$5,506,000	1	\$296,800	
Induction Unit	70%			2024	\$6,807,700	1	\$361,700	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Heat Rejection</b>								
Water Cooling Tower	97%	Now	\$3,011,900	2027	\$6,023,800	2	\$1,249,600	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Severe Pan Leaks</i>								
Water Cooling Tower	3%			2034	**	2	\$48,300	
<i>Recent Installation, Extent : Light, Area Affected : 3%</i>								
<i>Location : 22nd Floor</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$892,200	
<b>Exhaust Fans</b>								
Interior	60%			2024	\$3,493,200	2	\$29,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Interior	40%			2034	**	2	\$19,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	75%			2039	**	1		
Galvanized Steel	25%	Now	\$179,500	2027	\$1,795,100	1		
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Ground Floor, Floors 7, 19, 20 And 21</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle</i>								
Water Heater								
Electric	4%			2024	\$57,700	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : For Emergency Use</i>								
No Component	96%							
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$158,200	
Sanitary Piping								
Cast Iron	100%	0-2	\$598,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$237,100	4	\$48,200	
Sewage Ejector(s)								
Compressed Air	100%			2029	\$289,800	4	\$23,000	
Backflow Preventer								
Generic	100%			2034	**	1	\$98,000	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE			* *
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 2- Ground Fl To Fl 3, 2- Basement To Fl 6, 4- Basement To Fl 21, 1- Basement To Fl 22, 2- Fl 18 To Fl 23, 1- Basement To Fl 23, 5- Fl 10 To Fl 21, 5- Basement To Fl 21</i>				
				<i>Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle</i>				
Fire Suppression	Standpipe							
	Generic	100%			2039		* *	1-5
								\$836,600
	Sprinkler							
	No Component	35%						
	Generic	65%			2049		* *	1-2
								\$291,300
	Fire Pump							
	Generic	100%			2038		* *	1
								\$298,800
	Chemical System							
	Generic	100%			2024	\$28,500	1-3	\$4,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : There Is No Onsite Cooking</i>				

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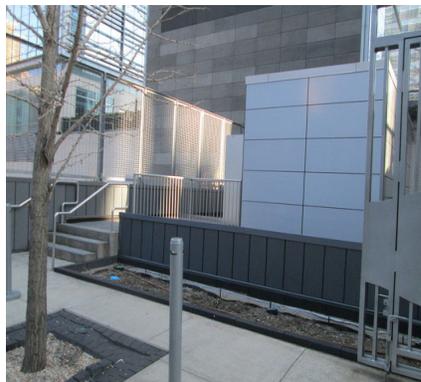
Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$107,500	\$47,100
Interior Architecture	\$910,500	\$101,100
Electrical	\$84,800	
Mechanical		\$190,600
<b>Total</b>	<b>\$1,102,800</b>	<b>\$338,800</b>
Importance Code A	\$107,500	\$47,100
Importance Code B	\$915,200	\$291,700
Importance Code C	\$80,000	
<b>Total</b>	<b>\$1,102,800</b>	<b>\$338,800</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$4,400
Interior Architecture	\$18,000			
Electrical	\$1,200	\$700	\$700	\$800
Mechanical	\$100		\$400	
<b>Total</b>	<b>\$19,300</b>	<b>\$700</b>	<b>\$1,100</b>	<b>\$5,200</b>
Importance Code A				\$4,400
Importance Code B	\$7,900	\$700	\$1,100	\$900
Importance Code C	\$11,400			
<b>Total</b>	<b>\$19,300</b>	<b>\$700</b>	<b>\$1,100</b>	<b>\$5,200</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Metal Panel	5%			2049	**	5-10	\$10,500		
No Component	95%								
Parapets									
Metal Panel	5%			2049	**	5	\$3,000		
Metal: Cage/Fence	95%			2042	**	5-10	\$113,000		
Roof									
Modified Bitumen	100%			2034	**	10	\$41,500		
Interior									
Floors									
Cast in Place Concrete	95%	Now	\$52,500	LIFE	**	5	\$101,100		
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 75%</i>						
			<i>Location : Various Locations Throughout</i>						
Traffic Topping	5%	Now	\$6,600	2029	\$32,900	5	\$1,500		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>						
			<i>Location : Throughout</i>						
Interior Walls									
Concrete Masonry Unit	20%	Now	\$11,400	LIFE	**	5	\$1,900		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
			<i>Location : Throughout</i>						
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>						
			<i>Location : Throughout</i>						
Masonry: Brick	80%	Now	\$80,000	LIFE	**				
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>						
			<i>Location : Various Locations Throughout</i>						
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>						
			<i>Location : Various Locations Throughout</i>						
Ceilings									
Masonry: Infill Arch	100%	Now	\$778,000	LIFE	**				
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>						
			<i>Location : Throughout</i>						
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 45%</i>						
			<i>Location : Throughout</i>						
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>						
			<i>Location : Throughout</i>						
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Throughout</i>						
			<i>Explanation : Terracotta Masonry</i>						
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2042	**				

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$100	
Molded Case Bkrs	90%			2051	**	5	\$600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2037	**	10	\$22,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$84,800	1-3	\$4,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2029	\$9,000	1		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$190,600	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2039	**	4	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Large Storage Area</i>								
Fire Suppression								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2049	**	1-2	\$700

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical		\$79,900
<b>Total</b>		<b>\$79,900</b>
Importance Code B		\$79,900
<b>Total</b>		<b>\$79,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$17,200	\$1,100		
Interior Architecture	\$900			
Electrical	\$2,100	\$200	\$300	\$22,200
Mechanical	\$100	\$100	\$100	\$100
Site Pavements	\$3,000			
<b>Total</b>	<b>\$23,200</b>	<b>\$1,400</b>	<b>\$400</b>	<b>\$22,300</b>
Importance Code A	\$17,200	\$1,100		
Importance Code B	\$2,600	\$300	\$400	\$22,300
Importance Code C	\$3,500			
<b>Total</b>	<b>\$23,200</b>	<b>\$1,400</b>	<b>\$400</b>	<b>\$22,300</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	\$4,800	LIFE	**	5	\$7,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : East Wall</i>								
Windows								
Metal Louvers	100%			2032	**	10	\$1,100	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Lower Roof</i>								
Masonry: Brick	20%			LIFE	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Lower Roof</i>								
Metal Rail	5%			2034	**	5-10		
No Component	65%							
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	100%	Now	\$12,400	LIFE	**	5	\$5,000	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$400	LIFE	**	5	\$4,200	
<i>Horizontal Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Adjacent To The Generator Mounts</i>								
Interior Walls								
Concrete Masonry Unit	100%	Now	\$500	LIFE	**	5	\$100	
<i>Vertical Cracks, Extent : Light, Area Affected : 75%</i>								
<i>Location : Building Entrance Wall</i>								
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$300	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2039	**			
Iron Picket	60%			2064	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Driveway Gate</i>								
<i>Explanation : This Is Actually A Galvanized Steel Fence</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$3,000	2034	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*  
*Location : By Entrance*

## Parking/Driveway

Cast in Place Concrete	100%			2034	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2039	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 2500 Ampere Main Disconnect Switches*

## Transformers

Dry Type	100%			2034	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 225 Kilovolt-ampere Step Down Transformers*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$26,700	5	\$100	
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## Raceway

Conduit	100%			2029	\$4,100	1		
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## Panelboards

Fused Disc Sw	10%			2028	\$800	5		
Molded Case Bkrs	90%			2028	\$7,300	5		

## Wiring

Thermoplastic	100%			2029	\$8,900	1		
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## Motor Controllers

Locally Mounted	100%			2027	\$7,900	5		
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Stand-by Power

## Transfer Switches

Automatic	100%			2027	\$9,700	1	\$600	
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## Generators

Diesel	100%			2025	\$79,900	1	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Generator Room*  
*Explanation : Two 600 Kilowatt*

## Batteries

Nickel Cadmium	100%			2021	\$1,600	5	\$400	
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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2028	\$100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons</i>								
Main Tank	50%			2032	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15,000 Gallons</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	95%			2024	\$4,300	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2024	\$500	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$500	1		
Exit, Service	50%			2024	\$300	1		
<b>Exterior Lighting</b>								
HID	50%			2024	\$3,900	10		
No Component	50%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2024	\$10,700	1-3	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Served From The Ambulatory Building</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Electricity	100%			2049	**	1		
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	100%			2029	\$29,100	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Unit Heaters</i>								
<b>Ventilation</b>								
Exhaust Fans Wall Unit	100%			2029	\$700	2	\$100	
<b>Plumbing</b>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Plumbing								
	H/C Water Piping							
	Brass/Copper	1%			2039	**	1	
	No Component	99%						
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$573,100	\$180,700
Interior Architecture	\$67,300	\$63,800
Electrical	\$148,100	\$125,000
Mechanical		\$862,500
<b>Total</b>	<b>\$788,600</b>	<b>\$1,232,000</b>
Importance Code A	\$573,100	\$180,700
Importance Code B	\$215,500	\$1,051,300
<b>Total</b>	<b>\$788,600</b>	<b>\$1,232,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$3,600			\$5,600
Interior Architecture	\$5,300	\$36,500	\$1,400	\$12,000
Electrical	\$5,200	\$4,200	\$3,900	\$4,100
Mechanical	\$13,000	\$16,300	\$38,700	\$20,400
Site Pavements	\$6,700			
<b>Total</b>	<b>\$33,800</b>	<b>\$57,000</b>	<b>\$44,000</b>	<b>\$42,100</b>
Importance Code A	\$3,600	\$2,000		\$5,600
Importance Code B	\$23,500	\$55,000	\$44,000	\$36,500
Importance Code C	\$6,700			
<b>Total</b>	<b>\$33,800</b>	<b>\$57,000</b>	<b>\$44,000</b>	<b>\$42,100</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 EMERGENCY G BLDG. AND F BLDG.**

**Asset # : 72**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$40,800	LIFE	**	5	\$61,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Room Entrance Pier Support</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,600	
Window Wall	5%	Now	\$3,600	2049	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Decontamination Room</i>								
Windows								
Aluminum	100%			2045	**	5	\$16,400	
Parapets								
Metal Panel	10%			2049	**	5	\$11,200	
No Component	90%							
Roof								
Modified Bitumen	90%	Now	\$475,400	2034	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2049	**	10	\$11,900	
Skylight, Plastic	3%			2042	**	1		
Sloped Glazing	5%	Now	\$57,000	LIFE	**	5	\$118,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Exposed Struc: Steel	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$5,300	LIFE	**	5	\$20,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
Ceramic Tile	3%			2038	**	5	\$2,800	
Quarry Tile	5%			2042	**	5	\$7,100	
Traffic Topping	5%			2029		5	\$5,900	
Vinyl Tile	77%	Now	\$67,300	2034	**	3	\$27,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Emergency Room</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Emergency Room</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Emergency Room</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Emergency Room</i>								

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

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

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

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

**Asset # : 72**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	5%			LIFE	**	5	\$500	
Glass: Single Pane	3%			LIFE	**	5	\$500	
Gypsum Board	75%			LIFE	**	5	\$10,500	
Masonry: Brick	7%			LIFE	**			
Plaster	10%			LIFE	**	5	\$700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2042	**	5	\$65,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Emergency Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Emergency Room</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Gypsum Board	20%			LIFE	**	5	\$23,500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	2-4	\$3,800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Emergency Room Entrance</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	4+	\$2,800	2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Ambulance Entrance</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2055	**	3	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : One 1,000 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2046	**	3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Ground Floor</i>								
<i>Explanation : 3- 4,160 pri-480/277sec</i>								
<b>Feeders</b>								
Busway	30%			2046	**	1		
Cable	70%			2051	**	1		

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

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

**Asset # : 72**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
Raceway								
Conduit	90%			2055	**	1		
Tray	10%			2046	**	1		
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	100%			2055	**	5	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : Four 4,000 Ampere Main Disconnect Switches Ground Floor</i>					
Transformers								
Dry Type	50%			2046	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Closets Throughout The Building</i>					
			<i>Explanation : One 75 Kilovolt-ampere, One 30 Kilovolt-ampere And One 45 Kilovolt-ampere</i>					
Dry Type	50%			2046	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : Three 300 Kilovolt-ampere</i>					
Switchgear / Switchboard								
Fused Disc Sw	20%			2055	**	5	\$100	
Molded Case Bkrs	80%			2055	**	5	\$1,400	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$200	
Molded Case Bkrs	90%			2051	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	40%			2046	**	5	\$200	
Variable Frequency Drive	60%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$20,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room Ground Floor</i>					
			<i>Explanation : 6 Units</i>					
Lighting								

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

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

**Asset # : 72**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	90%			2037	**	10	\$54,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2037	**	10	\$6,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	60%			2037	**	1		
Exit, Service	40%			2037	**	1		
<b>Exterior Lighting</b>								
HID	100%			2037	**	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$64,900	1	\$7,300	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	20%			2024	\$148,100	1-3	\$8,300	
Generic, Digital	10%			2037	**	1-3	\$4,000	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Utility Steam	100%			2039	**	1		
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$3,900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2045	**	4	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Hot Water Serves Reheat Coils In The Ductwork And Radiators In Building F</i>								
Central Plant Steam Piping/Pmp	50%			2039	**	4	\$1,600	
<b>Terminal Devices</b>								
Air Handler	80%			2034	**	1	\$32,400	
Convactor/Radiator	20%			2034	**	1	\$4,200	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2045	**	1		
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$85,200	

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

**Asset # : 72**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%		2029	\$751,300	1	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Packaged Equipment And Controls For Cooling Not Used - Chilled Water Coils Used For Cooling</i>								
<hr/>								
<b>Heat Rejection</b>								
	Dry Cooler	20%		2034	**	2	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment No Longer In Use</i>								
<hr/>								
	No Component	80%						
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$36,500	
<hr/>								
<b>Exhaust Fans</b>								
	Roof	100%		2029	\$111,200	2	\$2,000	
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%		2039	**	1		
<hr/>								
<b>Sanitary Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<hr/>								
<b>Storm Drain Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<hr/>								
<b>Sump Pump(s)</b>								
	Non-Submersible	100%		2029	\$10,200	4	\$2,100	
<hr/>								
<b>Sewage Ejector(s)</b>								
	Electric	100%		2034	**	4	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
<b>Fixtures</b>								
	Generic	100%						
<hr/>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%		2049	**	1-5	\$33,000	
<hr/>								
<b>Sprinkler</b>								
	No Component	10%						
	Generic	90%		2049	**	1-2	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Emergency Building</i>								
<i>Explanation : Sprinklers In Emergency Building Only</i>								

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,046,200	\$466,100
Interior Architecture	\$1,878,500	\$857,200
Electrical	\$971,700	\$2,824,600
Mechanical	\$1,119,800	\$2,155,300
<b>Total</b>	<b>\$7,016,200</b>	<b>\$6,303,200</b>
Importance Code A	\$3,046,200	\$682,800
Importance Code B	\$3,850,300	\$5,579,400
Importance Code C	\$119,700	\$41,000
<b>Total</b>	<b>\$7,016,200</b>	<b>\$6,303,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$9,200		\$222,400	\$22,100
Electrical	\$9,300	\$47,400	\$7,700	\$7,400
Mechanical	\$44,300	\$101,100	\$57,700	\$43,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$86,500</b>	<b>\$172,100</b>	<b>\$311,400</b>	<b>\$96,200</b>
Importance Code A	\$7,300	\$9,700	\$7,300	\$7,300
Importance Code B	\$79,200	\$162,400	\$304,200	\$88,900
Importance Code C				
<b>Total</b>	<b>\$86,500</b>	<b>\$172,100</b>	<b>\$311,400</b>	<b>\$96,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,143,200	LIFE	**	5	\$347,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Window Lintels</i>								
<i>Repointing Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Window Lintels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Walls At Soffits, 3rd Floor Connecting Bridge</i>								
Windows								
Aluminum	100%	Now	\$1,903,000	2052	**	5	\$20,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$18,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapets Repointed And Reflashed Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	12%			2035	**	10	\$16,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2040	**	10	\$7,700	
Modified Bitumen	85%			2035	**	10	\$119,100	

Interior

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2023	\$205,700	3	\$22,100	
Cast in Place Concrete	5%			LIFE	**	5	\$32,300	
Terrazzo	5%			LIFE	**	5	\$11,500	
Vinyl Tile	25%			2027	\$685,200	3	\$36,900	
Vinyl Tile	25%			2035	**	3	\$27,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Floated Over Existing Floors</i>								
Vinyl Tile 9" X 9"	35%	Now	\$1,242,800	2037	**	3	\$38,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Tiles Adhered With Hot Black Mastic</i>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$14,900	
Plaster	55%	Now	\$119,700	LIFE	**	5	\$41,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Soffits Above Window Heads</i>								
SGFT/Glazed Masonry	35%			LIFE	**			
<b>Ceilings</b>								
AcousTile,Adhered	15%	0-2	\$449,600	2047	**	5	\$22,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	45%			2032	**	5	\$132,900	
Exposed Concrete	5%			LIFE	**	5	\$2,300	
Plaster	35%			LIFE	**	5	\$64,600	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2057	**	5	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 4,000 Ampere High Pressure Contact Main Disconnect Switches</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2057	**	5	\$4,800	

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	85%			2027	\$181,100	1		
Conduit	15%			2057	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2052	**	5	\$200	
Fused Disc Sw	5%			2026	\$9,800	5	\$200	
Molded Case Bkrs	75%			2026	\$146,900	5	\$3,600	
Molded Case Bkrs	15%			2052	**	5	\$700	
<b>Wiring</b>								
Braided Cloth	65%	2-4	\$213,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	15%			2057	**	1		
<b>Motor Controllers</b>								
Locally Mounted	40%			2025	\$155,200	5	\$500	
Locally Mounted	50%			2032	**	5	\$600	
Locally Mounted	10%			2047	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,700	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2047	**	1	\$56,600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2032	**	10	\$33,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	65%			2027	\$2,145,700	10	\$109,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2037	**	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	10%			2037	**	10	\$16,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2032	**	1		
Emergency, Battery	10%			2027	\$27,100	10	\$4,400	
Exit, Service	45%			2027	\$30,100	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$758,400	10	\$600	

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
No Component	90%							
Generic	10%			2027	\$60,800	1	\$6,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$11,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Plant Campus Steam / PRV	100%			2037	**	1		

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

*Location : Out Side Of The Building*

*Explanation : Provided From Outside Temporary Boiler.*

Conversion Equipment								
Heat Exchanger, Plate & Frame	80%			2030	\$216,700	1	\$72,700	
Pres. Reducing Valve/LP Steam	20%			2030	\$24,900	5	\$2,200	
Distribution								
Hot Wtr Piping/Pump	80%			2035	**	4	\$7,300	
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$2,700	
Terminal Devices								
Air Handler	20%			2027	\$528,900	1	\$22,700	
Convactor/Radiator	80%			2032	**	1	\$47,500	

## Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		

Conversion Equipment								
Reciprocating Compr/Chiller	20%			2027	\$319,300	1	\$17,100	

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

*Location : 1 Unit Penthouse Mechanical Equipment Room*

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

*Location : 1 Unit Penthouse Mechanical Equipment Room*

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

*Location : 1 Unit Penthouse Mechanical Equipment Room*

*Explanation : Using Refrigerant 410a*

Window/Wall Unit	60%			2022	\$235,200	1		
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**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG A**  
**Asset # : 83**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	40%			2037	**	4	\$5,400
	No Component	60%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	40%	Now	\$16,900	2022	\$843,800	1	\$40,900
				<i>Damaged, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection</i>				
				<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Penthouse Mechanical Equipment Room, Defective Return Fan Motor</i>				
	No Component	60%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	60%			2032	**	2	\$76,800
	Dry Cooler	40%	Now	\$40,900	2027	\$409,100	2	\$41,000
				<i>Not in Service, Extent : Severe, Area Affected : 15%</i>				
				<i>Location : 7th Floor Roof</i>				
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,500
<b>Exhaust Fans</b>								
	Interior	95%			2027	\$635,700	2	\$5,400
	Roof	5%			2027	\$15,600	2	\$300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2032	**	1	
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Galvanized Steel Throughout</i>				
				<i>Explanation : Piping Nearing End Of Useful Life</i>				
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Galvanized Steel Throughout</i>				
				<i>Explanation : Piping Nearing End Of Useful Life</i>				
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2022	\$28,700	4	\$5,800
<b>Backflow Preventer</b>								
	Generic	100%			2035	**	1	\$11,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : East Side Of Building A</i>				
				<i>Explanation : Located Outside Of The Building</i>				
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 6th Floor, 2 Units From 1st To 6th Floor</i>								
<i>Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2037	**	1-5	\$92,700
	Sprinkler							
	No Component	85%						
	Generic	15%			2037	**	1-2	\$7,700
	Chemical System							
	Generic	100%			2026	\$28,500	1-3	\$3,700

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,584,700	\$844,600
Interior Architecture	\$729,500	\$2,129,800
Electrical	\$1,947,500	\$1,367,800
Mechanical	\$466,800	\$6,727,500
<b>Total</b>	<b>\$8,728,600</b>	<b>\$11,069,600</b>
Importance Code A	\$5,584,700	\$1,274,400
Importance Code B	\$3,143,900	\$9,647,100
Importance Code C		\$148,200
<b>Total</b>	<b>\$8,728,600</b>	<b>\$11,069,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,300	\$9,400		
Interior Architecture	\$29,300		\$1,308,100	\$25,300
Electrical	\$16,300	\$26,500	\$13,700	\$13,100
Mechanical	\$100,000	\$73,000	\$115,600	\$69,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$165,800</b>	<b>\$116,800</b>	<b>\$1,445,300</b>	<b>\$116,300</b>
Importance Code A	\$25,300	\$26,700	\$12,900	\$12,900
Importance Code B	\$140,500	\$90,200	\$1,432,400	\$103,300
Importance Code C				
<b>Total</b>	<b>\$165,800</b>	<b>\$116,800</b>	<b>\$1,445,300</b>	<b>\$116,300</b>



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

**Asset # : 84**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$62,700	
Glass Block	3%			LIFE	**	5	\$4,700	
Masonry: Brick	90%	Now	\$743,500	LIFE	**	5	\$225,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Window Lintels</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Connecting Tunnel Between Buildings B And C</i>								
Window Wall	2%			2037	**	5	\$18,800	
Windows								
Aluminum	97%	Now	\$3,973,800	2052	**	5	\$43,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2030	\$87,500	10	\$16,800	
Parapets								
Masonry: Brick	50%	Now	\$286,000	LIFE	**	5	\$22,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parapet Wall Atop 3rd Floor Connecting Tunnel</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,900	
Metal Rail	45%			2032	**	5-10	\$368,800	
Roof								
Copper/Terne	10%	Now	\$12,300	2055	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Kitchen</i>								
Modified Bitumen	85%			2032	**	10	\$357,600	
Sloped Glazing	5%			LIFE	**	5	\$280,400	

Interior

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

**Asset # : 84**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	20%			2023	\$1,254,700	3	\$135,000	
Cast in Place Concrete	10%			LIFE	**	5	\$98,500	
Ceramic Tile	3%			2036	**	5	\$13,500	
Terrazzo	7%			LIFE	**	5	\$24,600	
Vinyl Tile	40%			2027	\$1,671,500	3	\$90,000	
Vinyl Tile	15%			2035	**	3	\$25,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vinyl Plank Flooring Floated Atop Existing Floor</i>								
Vinyl Tile 9" X 9"	5%	Now	\$270,700	2037	**	3	\$8,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<b>Interior Walls</b>								
Glass: Single Pane	2%			LIFE	**	5	\$9,900	
Gypsum Board	15%			LIFE	**	5	\$59,300	
Marble Panels	3%			LIFE	**			
Plaster	45%			LIFE	**	5	\$88,900	
SGFT/Glazed Masonry	35%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2044	**	5	\$81,400	
AcousTileSusp.Lay-In	35%			2032	**	5	\$151,900	
Exposed Concrete	10%			LIFE	**	5	\$6,800	
Metal Panel	5%			LIFE	**	5	\$27,100	
Plaster	25%			LIFE	**	5	\$67,800	
Plaster	5%	Now	\$31,100	LIFE	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connecting Corridor To C Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Connecting Corridor To C Building</i>								
Plaster	5%	Now	\$311,100	LIFE	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Soffits - 3rd Floor Connecting Tunnel Between Buildings B And C</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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.

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**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</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Molded Case Bkrs	100%			2057	**	5	\$8,600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 4,000 Ampere High Pressure Contact Main Disconnect Switches</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2057	**	5	\$8,600
<hr/>								
<b>Raceway</b>								
	Conduit	70%			2027	\$298,200	1	
	Conduit	30%			2057	**	1	
<hr/>								
<b>Panelboards</b>								
	Fused Disc Sw	5%			2026	\$19,600	5	\$400
	Fused Disc Sw	5%			2052	**	5	\$400
	Molded Case Bkrs	70%			2026	\$274,200	5	\$6,000
	Molded Case Bkrs	20%			2052	**	5	\$1,700
<hr/>								
<b>Wiring</b>								
	Braided Cloth	50%	2-4	\$328,200	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	30%			2037	**	1	
	Thermoplastic	20%			2057	**	1	
<hr/>								
<b>Motor Controllers</b>								
	Locally Mounted	70%			2025	\$571,800	5	\$1,500
	Locally Mounted	20%			2032	**	5	\$400
	Locally Mounted	10%			2047	**	5	\$200
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$4,800
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2047	**	1	\$100,700
<hr/>								
<b>Fuel Storage</b>								
	Main Tank	50%			2062	**	5	\$4,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 12,000 Gallons Capacity</i>								
	No Component	50%						
<hr/>								
<b>Lighting</b>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2032	**	10	\$90,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	55%			2032	**	10	\$165,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$15,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2037	**	10	\$30,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2032	**	1		
Emergency, Battery	10%			2027	\$48,200	10	\$7,900	
Exit, Service	40%			2027	\$47,600	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$1,349,300	10	\$1,000	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$108,100	1	\$12,200	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$20,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Temporary Boiler</i>								
<i>Explanation : Steam Supply From Outside Temporary Boiler.</i>								
Conversion Equipment Heat Exchanger, Plate & Frame	80%			2030	\$385,500	1	\$129,400	
Pres. Reducing Valve/LP Steam	20%			2030	\$44,300	5	\$3,900	

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**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</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>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	80%			2035	**	4	\$12,900
	Central Plant Steam Piping/Pmp	20%			2037	**	4	\$4,800
Terminal Devices								
	Air Handler	20%	Now	\$94,100	2032	**	1	\$36,400
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
	Convactor/Radiator	80%			2032	**	1	\$84,500
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	35%			2027	\$994,100	1	\$53,100
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Exterior Pkg Unit - Cooling	25%			2032	**	2	\$5,000
	Window/Wall Unit	40%			2022	\$278,900	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	35%			2037	**	4	\$8,500
	No Component	65%						
Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$3,753,100	1	\$202,300
Heat Rejection								
	Air Cooled Condenser Unit	35%			2027	\$236,100	2	\$79,800
	No Component	65%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,500
Exhaust Fans								
	Interior	100%			2027	\$1,190,600	2	\$10,000
<b>Plumbing</b>								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$48,500
			<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement Steam Room</i>					
			<i>Explanation : 3 Units</i>					

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

**Asset # : 84**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
	Sump Pump(s) Non-Submersible	100%			2022	\$51,000	4	\$10,400
	Sewage Ejector(s) Electric	100%			2032	**	4	\$13,000
	Backflow Preventer Generic	100%			2032	**	1	\$20,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building A Basement</i>								
<i>Explanation : Water Main Located In Adjacent Building</i>								
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 3rd Floor, 1 Unit From 1st To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2037	**	1-5	\$165,000
	Sprinkler No Component Generic	50%			2037	**	1-2	\$45,800
	Chemical System Generic	100%			2026	\$28,500	1-3	\$3,700

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

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$2,259,600
Interior Architecture	\$74,400	\$292,300
Electrical	\$266,100	\$3,533,400
Mechanical	\$540,800	\$796,800
<b>Total</b>	<b>\$881,300</b>	<b>\$6,882,100</b>
Importance Code A	\$138,900	\$2,323,400
Importance Code B	\$742,400	\$4,387,300
Importance Code C		\$171,300
<b>Total</b>	<b>\$881,300</b>	<b>\$6,882,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$21,300
Interior Architecture	\$14,900		\$31,600	
Electrical	\$9,800	\$13,300	\$7,600	\$7,900
Mechanical	\$26,000	\$47,100	\$42,600	\$19,000
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$75,300</b>	<b>\$85,100</b>	<b>\$106,400</b>	<b>\$72,900</b>
Importance Code A	\$4,700	\$7,100	\$4,700	\$26,000
Importance Code B	\$70,600	\$77,900	\$101,800	\$46,900
<b>Total</b>	<b>\$75,300</b>	<b>\$85,100</b>	<b>\$106,400</b>	<b>\$72,900</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 C - NORTH BLDG**  
**Asset # : 85**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Glass Block	5%			LIFE	**	5	\$6,200	
Masonry: Brick	95%			LIFE	**	5	\$188,600	
Windows								
Aluminum	100%			2049	**	5	\$42,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$8,700	
Masonry: Limestone	5%			LIFE	**	5	\$600	
Metal Rail	10%			2040	**	5-10	\$18,500	
Roof								
Copper/Terne	3%			2055	**	10	\$10,100	
Modified Bitumen	97%			2027	\$1,940,000	10	\$130,900	
<b>Interior</b>								
Floors								
Ceramic Tile	10%			2036	**	5	\$29,800	
Terrazzo	5%			LIFE	**	5	\$11,600	
Vinyl Tile	60%			2035	**	3	\$67,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Plank Vinyl Flooring Floated Above Existing</i>								
Vinyl Tile	25%			2032	**	3	\$27,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$57,100	
Plaster	60%			LIFE	**	5	\$114,200	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	50%			2032	**	5	\$148,900	
AcousTileSusp.Lay-In	15%			2040	**	5	\$44,700	
Exposed Concrete	5%			LIFE	**	5	\$2,300	
Metal Panel	5%			LIFE	**	5	\$18,600	
Plaster	25%			LIFE	**	5	\$46,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Molded Case Bkrs	100%			2057	**	5	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 2,000 Ampere And 1,200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$5,000	

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	80%			2027	\$170,400	1		
Conduit	20%			2057	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2052	**	5	\$200	
Fused Disc Sw	5%			2026	\$9,800	5	\$200	
Molded Case Bkrs	70%			2026	\$137,100	5	\$3,500	
Molded Case Bkrs	20%			2052	**	5	\$1,000	
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$196,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$65,600	1		
Thermoplastic	20%			2057	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2025	\$310,400	5	\$1,000	
Locally Mounted	20%			2047	**	5	\$300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,800	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2047	**	1	\$58,000	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2032	**	10	\$51,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	50%			2027	\$1,692,700	10	\$86,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	**	10	\$17,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2037	**	10	\$17,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2032	**	1		
Emergency, Battery	5%			2027	\$13,900	10	\$2,300	
Exit, Service	45%			2027	\$30,900	1		
<b>Exterior Lighting</b>								
HID	100%			2027	\$777,700	10	\$600	

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

Estimates are rounded to the nearest hundred dollars.

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**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</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>Plumbing</b>								
	Sump Pump(s) Non-Submersible	100%			2027	\$29,400	4	\$4,000
	Backflow Preventer Generic	100%			2032	* *	1	\$11,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of Building A</i>					
			<i>Explanation : Located In Adjacent Building</i>					
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st To 5th Floor</i>					
			<i>Explanation : Five Units</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2037	* *	1-5	\$95,100
<b>Sprinkler</b>								
	Generic	100%			2053	* *	1-2	\$52,800

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$642,100	\$88,000
Interior Architecture	\$82,100	\$380,200
Electrical	\$50,500	\$318,900
Mechanical	\$142,600	\$222,300
<b>Total</b>	<b>\$917,300</b>	<b>\$1,009,400</b>
Importance Code A	\$642,100	\$88,000
Importance Code B	\$275,200	\$921,400
<b>Total</b>	<b>\$917,300</b>	<b>\$1,009,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$9,500	\$17,100		\$6,000
Electrical	\$2,400	\$38,100	\$2,200	\$2,100
Mechanical	\$7,300	\$12,800	\$9,900	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$23,200</b>	<b>\$71,900</b>	<b>\$16,000</b>	<b>\$18,600</b>
Importance Code A	\$800	\$1,400	\$800	\$800
Importance Code B	\$17,900	\$70,500	\$15,200	\$17,700
Importance Code C	\$4,400			
<b>Total</b>	<b>\$23,200</b>	<b>\$71,900</b>	<b>\$16,000</b>	<b>\$18,600</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 S - SPECIAL WING**

**Asset # : 87**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	100%	Now	\$145,000	LIFE	**	5	\$88,000	
<i>Repointing Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Bulkhead</i>								
<hr/>								
<b>Windows</b>								
Aluminum	95%	Now	\$409,000	2052	**	5	\$4,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	\$15,300	10	\$2,900	
<hr/>								
<b>Parapets</b>								
Masonry: Brick	60%			LIFE	**	5	\$9,000	
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Metal Rail	30%			2032	**	5-10	\$81,100	
<hr/>								
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$38,900	
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$14,900	
Terrazzo	20%			LIFE	**	5	\$10,700	
Vinyl Tile	60%			2027	\$380,200	3	\$20,500	
Vinyl Tile 9" X 9"	10%	Now	\$82,100	2037	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$8,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,500	
Gypsum Board	25%			LIFE	**	5	\$26,500	
Plaster	50%			LIFE	**	5	\$26,500	
SGFT/Glazed Masonry	15%			LIFE	**			
<hr/>								
<b>Ceilings</b>								
AcousTileConcealSpLn	20%			2040	**	5	\$17,100	
AcousTileSusp.Lay-In	50%			2032	**	5	\$34,100	
Exposed Concrete	5%			LIFE	**	5	\$500	
Plaster	25%			LIFE	**	5	\$10,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**  
**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2057	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 1200 Amperes High Pressure Contact Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2057	**	5	\$1,100	
<b>Raceway</b>								
Conduit	80%			2027	\$44,900	1		
Conduit	20%			2057	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$2,400	5		
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	60%			2026	\$29,400	5	\$700	
Molded Case Bkrs	30%			2052	**	5	\$300	
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$50,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2057	**	1		
Thermoplastic	20%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2025	\$71,500	5	\$200	
Locally Mounted	30%			2047	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2047	**	1	\$12,900	
<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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2032	**	10	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	55%			2032	**	10	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2037	**	10	\$3,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2027		1		
Emergency, Battery	5%			2027		10	\$500	
Exit, Service	50%			2027		1		
<b>Exterior Lighting</b>								
HID	100%			2027		10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2027		1	\$3,100	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$5,200	

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Heating</b>								
<b>Distribution</b>								
	Hot Wtr Piping/Pump	40%			2035	**	4	\$800
	Central Plant Steam Piping/Pmp	60%			2037	**	4	\$1,900
<b>Terminal Devices</b>								
	Air Handler	10%	Now	\$60,400	2037	**	1	\$2,300
	<i>Not in Service, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Room 5409</i>							
	Air Handler	25%	Now	\$15,100	2027	\$151,000	1	\$5,800
	<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Equipment Room</i>							
	Convactor/Radiator	65%			2032	**	1	\$8,800
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2043	**	1	
<b>Conversion Equipment</b>								
	Window/Wall Unit	75%			2022	\$67,100	1	
	No Component	25%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Existing 2 Units Were Removed, Because The Units Destroyed By Sandy.</i>							
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	25%			2047	**	4	\$500
	No Component	75%						
<b>Terminal Devices</b>								
	No Component	25%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Existing Unit Removed, Because The Unit Destroyed By Sandy.</i>							
	No Component	75%						
<b>Heat Rejection</b>								
	Water Cooling Tower	25%			2028	\$30,600	2	\$10,600
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Not Using Now</i>							
	No Component	75%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400
<b>Exhaust Fans</b>								
	Roof	100%			2027	\$71,300	2	\$1,300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2032	**	1	

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$250,200	\$134,500
<b>Total</b>	<b>\$250,200</b>	<b>\$134,500</b>
Importance Code A	\$250,200	\$134,500
<b>Total</b>	<b>\$250,200</b>	<b>\$134,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$67,500		\$1,000	
Interior Architecture	\$500	\$600		\$500
Electrical	\$600	\$500	\$400	\$600
Mechanical	\$200	\$200	\$3,700	\$500
Site Pavements	\$23,600			
<b>Total</b>	<b>\$92,400</b>	<b>\$1,200</b>	<b>\$5,100</b>	<b>\$1,600</b>
Importance Code A	\$67,500		\$1,000	
Importance Code B	\$1,300	\$900	\$4,200	\$1,600
Importance Code C	\$23,600	\$300		
<b>Total</b>	<b>\$92,400</b>	<b>\$1,200</b>	<b>\$5,100</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**  
**CONEY ISLAND HOSPITAL AMBULANCE**  
**Asset # : 2671**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$75,500	LIFE	**	5	\$11,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Exterior Corners</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entrance</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Corners Of Building</i>								
Metal Sect. OHD	18%			2026	\$93,700	5	\$8,600	
Stucco Cement	5%			2033	**	5	\$1,900	
Window Wall	2%	Now	\$16,000	2058	**	5	\$600	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Drafty And Misaligned</i>								
<i>Explanation : Poorly Installed</i>								
Windows								
Aluminum	40%	Now	\$32,700	2053	**	5	\$400	
<i>Air Infiltration, Extent : Light, Area Affected : 50%</i>								
<i>Location : West Facade, East Facade Transom</i>								
Aluminum	60%	4+	\$1,000	2050	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade - Offices</i>								
Parapets								
Masonry: Brick	90%	Now	\$10,600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Facades</i>								
Pre-Cast Concrete	10%	Now	\$2,900	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Parapet Walls</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL AMBULANCE**  
**Asset # : 2671**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$134,000	2038		**		
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Flat Section</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof</i>								
Roll Roofing	50%	Now	\$40,800	2030	\$40,800	5	\$7,500	
<i>Fishmouths, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Roof Drain</i>								
Soffits								
Metal Panel	100%			2038		**	5-10	
Interior								
Floors								
Cast in Place Concrete	50%			LIFE		**	5	\$10,300
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2037		**	5	\$500
Vinyl Tile	45%			2036		**	3	\$2,100
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037		**	5	\$700
Concrete Masonry Unit	15%			LIFE		**	5	\$800
Fiberglass Panel	15%			LIFE		**		
Gypsum Board	45%			LIFE		**	5	\$3,600
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Offices</i>								
Masonry: Brick	20%			LIFE		**		
Ceilings								
AcousTileSusp.Lay-In	60%			2045		**	5	\$5,600
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	40%			LIFE		**	5	\$600
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL AMBULANCE**  
**Asset # : 2671**

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% Now \$23,600 2031 \* \*

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

*Location : Aprons At Garage Bays*

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

*Location : Storm Drain Overflow In Front Of Main Entrance*

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

## Under 600 Volts

## Raceway

## Conduit

40% 2028 \$1,600 1

## Conduit

60% 2054 \* \* 1

## Panelboards

## Fused Disc Sw

5% 2027 \$400 5

## Molded Case Bkrs

30% 2027 \$2,400 5 \$100

## Molded Case Bkrs

65% 2050 \* \* 5 \$100

## Wiring

## Thermoplastic

30% 2028 \$2,700 1

## Thermoplastic

70% 2054 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2045 \* \* 5 \$100

## Lighting

## Interior Lighting

## Fluorescent

20% 2028 \$3,000 10 \$1,200

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

*Location : Offices*

## Fluorescent

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

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

*Location : Throughout The Building*

## Egress Lighting

## Emergency, Service

50% 2036 \* \* 1

## Emergency, Battery

10% 2036 \* \* 10 \$200

## Exit, Service

40% 2036 \* \* 1

## Exterior Lighting

## HID

100% 2036 \* \* 10

## Alarm

## Fire/Smoke Detection

## Generic, Digital

100% 2036 \* \* 1-3 \$5,100

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

## Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

**Asset # : 2671**

<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</b>
Fire Suppression									
Standpipe									
	Under Construction	100%							
Sprinkler									
	Under Construction	100%							
Fire Pump									
	Under Construction	100%							
Chemical System									
	Under Construction	100%							

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,336,900	\$113,400
Interior Architecture	\$59,500	\$219,300
Electrical	\$424,800	\$1,297,100
Mechanical	\$222,200	\$418,000
<b>Total</b>	<b>\$3,043,400</b>	<b>\$2,047,800</b>
Importance Code A	\$2,336,900	\$113,400
Importance Code B	\$647,000	\$1,893,700
Importance Code C	\$59,500	\$40,700
<b>Total</b>	<b>\$3,043,400</b>	<b>\$2,047,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$79,800			
Interior Architecture	\$65,700			\$8,200
Electrical	\$10,900	\$10,200	\$20,000	\$10,600
Mechanical	\$6,200	\$10,900	\$15,400	\$39,600
Site Enclosure	\$4,300			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$178,600</b>	<b>\$33,000</b>	<b>\$47,200</b>	<b>\$70,300</b>
Importance Code A	\$80,800	\$1,000	\$1,200	\$31,300
Importance Code B	\$89,000	\$32,000	\$46,100	\$39,000
Importance Code C	\$8,800			
<b>Total</b>	<b>\$178,600</b>	<b>\$33,000</b>	<b>\$47,200</b>	<b>\$70,300</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**  
**CONEY ISLAND HOSPITAL HAMMETT BUILDING**

**Asset # : 89**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2048	**	10	\$16,600	
Masonry: Brick	80%	Now	\$1,121,100	LIFE	**	5	\$113,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner Between 4th And 5th Floors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Facades Facade</i>								
Masonry: Limestone	10%	Now	\$375,500	LIFE	**	5	\$10,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner Between 4th And 5th Floors</i>								
Window Wall	5%	Now	\$18,600	2048	**	5	\$13,300	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2036	**	5	\$3,100	
Parapets								
Masonry: Brick	90%	Now	\$67,600	LIFE	**	5	\$5,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Parapet Walls</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North East Corner</i>								
Masonry: Limestone	10%	0-2	\$20,400	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornice</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North East Corner And West Facade At Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cornice</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North East Corner</i>								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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 BUILDING**

**Asset # : 89**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	Now	\$110,200	2023	\$551,100			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Mechanical Penthouse</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Mechanical Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Main Roof</i>								
Panel/Paver: Cer/Brk	5%	Now	\$28,700	2058	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Built Out Roof Adjacent To Stair T</i>								
Plaza Roof: Stone Panels	10%	Now	\$111,400	2058	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Activity Yard Adjacent To Occupational / Physical Therapy Room</i>								
<i>Explanation : Worn, Eroded, Cracking, Crumbling, Ponding, Unsafe</i>								
Roll Roofing	5%	Now	\$10,500	2030	\$10,500	5	\$1,900	1
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Engineer Office</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$16,800	
Ceramic Tile	5%			2031	**	5	\$3,800	
Vinyl Tile	25%	0-2	\$17,900	2028	\$178,500	3	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	60%			2033	**	3	\$23,100	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$9,100	
Glass: Single Pane	5%			LIFE	**	5	\$6,800	
Gypsum Board	15%			LIFE	**	5	\$16,300	
Plaster	75%	Now	\$59,500	LIFE	**	5	\$40,700	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 6th Floor And Bathrooms</i>								
<i>Explanation : Mold And Mildew Present</i>								

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

**Asset # : 89**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	50%	0-2	\$17,000	2033	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	0-2	\$5,100	2033	**	5	\$5,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor Activity Room</i>								
Exposed Concrete	10%	2-4	\$13,500	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse</i>								
Plaster	25%			LIFE	**	5	\$12,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	15%			2038	**			
Iron Picket	85%	2-4	\$4,300	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Fence</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2041	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2024				

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2028	\$22,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2028	\$133,400	5	\$2,000	
<b>Raceway</b>								
Conduit	100%			2028	\$108,100	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2027	\$7,300	5	\$200	
Molded Case Bkrs	90%			2027	\$66,100	5	\$1,800	

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

**Asset # : 89**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$117,500	2053	**	1		
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2028	\$50,400	1		
Motor Controllers								
Locally Mounted	100%			2026	\$163,400	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	\$12,300	1	\$22,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Three Automatic Transfer Switches</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2028	\$738,000	10	\$37,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2036	**	10	\$9,400	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Egress Lighting								
Emergency, Service	10%			2036	**	1		
Emergency, Service	40%			2028	\$11,000	1		
Exit, Service	50%			2023	\$9,300	1		
Exterior Lighting								
HID	100%			2023	\$307,200	10	\$200	
Alarm								
Security System								
Generic	100%			2033	**	1	\$27,800	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$47,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>

Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Heating</b>								
	Energy Source							
	Plant Campus Steam / PRV	100%			2028	\$2,100	1	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4th Floor Mechanical Equipment Room</i>					
			<i>Explanation : Steam Comes From Separate Power Plant Building Pressure Reducing Valve Station Located In Power Plant Building</i>					
	Conversion Equipment							
	Heat Exchanger, Plate & Frame	40%			2024	\$30,300	1	\$10,200
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 4th Floor Mechanical Equipment Room</i>					
			<i>Explanation : 2 Units</i>					
	No Component	60%						
<b>Distribution</b>								
	Hot Wtr Piping/Pump	40%			2036	**	4	\$1,000
	Central Plant Steam Piping/Pmp	60%			2054	**	4	\$2,300
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Entire 1st Floor Is Newly Installed.</i>					
<b>Terminal Devices</b>								
	Air Handler	20%			2028	\$59,100	1	\$6,400
	Convactor/Radiator	40%			2033	**	1	\$6,600
	Induction Unit	40%			2031	**	1	\$6,600
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%			2036	**	1	
	Conversion Equipment							
	Reciprocating Compr/Chiller	40%			2023	\$178,400	1	\$9,500
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : 4th Floor Mechanical Room</i>					
			<i>Explanation : Using 410a Refrigerant.</i>					
	Split Unit	5%			2033	**		
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Ground Floor Back Yard</i>					
			<i>Explanation : Supply 1st Floor</i>					
	Window/Wall Unit	40%			2023	\$43,800	1	
	No Component	15%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	40%			2038	**	4	\$1,500
	No Component	60%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	40%			2028	\$200,400	1	\$12,700
	No Component	60%						

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

**Asset # : 89**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$11,500	
No Component	60%							
Exhaust Fans								
Interior	40%			2028	\$74,800	2	\$600	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
HW Heat Exchanger								
Steam Fired	100%			2028	\$83,700	4	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Room 150</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2022	\$2,600	4	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 6th Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$25,900	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$6,128,400	\$1,032,300
Interior Architecture	\$4,630,100	\$1,343,400
Electrical	\$3,499,200	\$2,425,100
Mechanical	\$10,083,400	\$2,437,200
<b>Total</b>	<b>\$24,341,200</b>	<b>\$7,237,900</b>
Importance Code A	\$6,128,400	\$1,032,300
Importance Code B	\$16,559,800	\$5,909,000
Importance Code C	\$1,653,000	\$296,600
<b>Total</b>	<b>\$24,341,200</b>	<b>\$7,237,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$34,500			
Interior Architecture	\$20,000	\$34,900		\$100,000
Electrical	\$107,400	\$95,900	\$93,700	\$105,600
Mechanical	\$70,200	\$152,100	\$148,500	\$135,900
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
<b>Total</b>	<b>\$356,500</b>	<b>\$407,200</b>	<b>\$366,600</b>	<b>\$465,800</b>
Importance Code A	\$65,500	\$24,700	\$24,700	\$26,200
Importance Code B	\$291,000	\$347,600	\$341,900	\$439,600
Importance Code C		\$34,900		
<b>Total</b>	<b>\$356,500</b>	<b>\$407,200</b>	<b>\$366,600</b>	<b>\$465,800</b>



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

**Asset # : 88**

<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</b>
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$161,300	LIFE	* *	5	\$130,900	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd And 5th Floor Sun Shade Cantilevers</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Underside Of All Sun Shade Cantilevers</i>								
Masonry: Brick	60%	Now	\$1,035,200	LIFE	* *	5	\$314,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North East Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Bulkheads, Mechanical Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor Mechanical Room At Wall Penetrations</i>								
Window Wall	35%			2054	* *	5	\$687,300	
Windows								
Aluminum	98%	Now	\$618,600	2050	* *	5	\$135,200	
<i>Air Infiltration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5 North Wing - Urology</i>								
Metal Louvers	2%			2041	* *	10	\$34,500	
Parapets								
Masonry: Brick	70%			LIFE	* *	5	\$35,800	
Masonry: Limestone	10%	Now	\$116,800	LIFE	* *	5	\$6,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	20%			2041	* *	5-10	\$184,700	

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

**Asset # : 88**

<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</b>
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$2,984,100	2038	* *			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To 11th Floor Mechanical Room</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Extension</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9 North Oncology And 2nd Floor Kitchen, Labor/ Delivery And Emergency Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over 9th And 11th Floors</i>								
Copper/Terne	5%	0-2	\$63,300	2043	* *			1
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	15%	Now	\$469,600	2038	* *			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 8th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 8 North Equipment Storage, Nursing Stations And Soiled Utility Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 8th Floor</i>								
Panel/Paver: Cer/Brk	2%	Now	\$71,100	2058	* *			
<i>Vegetation Growth, Extent : Light, Area Affected : 75%</i>								
<i>Location : 3rd Floor Off Of Physical Training Room</i>								
Traffic Topping	8%	0-2	\$152,800	2038	* *			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Activity Roof Off On Physical Therapy</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Activity Roof Off On Physical Therapy</i>								

Interior

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

**Asset # : 88**

<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</b>
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$60,600	LIFE	* *	5	\$116,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement Loading Dock Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Space / Basement Loading Dock Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement Mechanical Space</i>								
<i>Explanation : Staining</i>								
Ceramic Tile	5%	0-2	\$112,900	2037	* *	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$167,400	2033	* *	5	\$40,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Raised Access Floor	2%			2031	* *	5	\$80,000	
Terrazzo	3%	Now	\$162,400	LIFE	* *	5	\$25,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	60%	0-2	\$1,188,500	2033	* *	3	\$240,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%			2033	* *	3	\$80,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : M R I / Radiology Suite</i>								
<i>Explanation : High Density Vinyl With Wood Grain Look</i>								
Wood	5%			2056	* *	5	\$100,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Physical Therapy Suite</i>								
<i>Explanation : Oak Flooring</i>								

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

**Asset # : 88**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	6%			2037	**	5	\$69,800		
Concrete Masonry Unit	15%	Now	\$423,200	LIFE	**	5	\$69,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Room In Basement</i>									
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Room Penthouse West Wall Shifted By Approximately 1.5 Inches At Base</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Locations In Basement Mechanical Room</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Mechanical Room 107 In Basement</i>									
Glass: Single Pane	2%			LIFE	**	5	\$17,400		
Gypsum Board	15%			LIFE	**	5	\$104,700		
Marble Panels	2%			LIFE	**				
Plaster	35%			LIFE	**	5	\$122,100		
SGFT/Glazed Masonry	25%	Now	\$1,229,800	LIFE	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Extant Pool And Kitchen Storage Area</i>									
<b>Ceilings</b>									
AcousTileConcealSpLn	10%			2033	**	5	\$133,300		
AcousTileSusp.Lay-In	25%	Now	\$117,800	2041	**	5	\$133,300		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Emergency Room And Kitchen Storage</i>									
Exposed Concrete	5%	Now	\$93,700	LIFE	**	5	\$8,300		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Mechanical Penthouse</i>									
Metal Panel	30%			LIFE	**	5	\$400,000		
Plaster	30%	Now	\$917,300	LIFE	**	5	\$200,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 9 North, 8th Floor Nurses Station, Mechanical Rooms</i>									
<b>Site Pavements</b>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2041	**				
<b>Parking/Driveway</b>									
Asphalt	100%			2031	**				

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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**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</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	70%			2054	**	5	\$2,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Fisrt Floor</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Sections C And D</i>								
	Fused Disc Sw	30%			2054	**	5	\$900
<b>Transformers</b>								
	Dry Type	100%			2033	**	5	\$2,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere, 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
	Air Circuit Breaker	40%			2038	**	5	\$1,500
	Fused Disc Sw	50%			2054	**	5	\$1,600
	Fused Disc Sw	10%			2028	\$69,400	5	\$300
<b>Raceway</b>								
	Conduit	70%			2028	\$596,400	1	
	Conduit	30%			2054	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2027	\$39,200	5	\$800
	Fused Disc Sw	5%			2050	**	5	\$800
	Molded Case Bkrs	60%			2027	\$470,100	5	\$11,400
	Molded Case Bkrs	30%			2050	**	5	\$5,700
<b>Wiring</b>								
	Braided Cloth	60%	2-4	\$787,600	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	30%			2054	**	1	
	Thermoplastic	10%			2028	\$131,300	1	
<b>Motor Controllers</b>								
	Locally Mounted	10%			2026		5	\$500
	Motor Control Center	40%			2026	\$619,000	5	\$7,900
	Motor Control Center	45%			2045	**	5	\$8,900
	Variable Frequency Drive	5%			2041	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	50%			LIFE	**	5	\$5,300
	Generic	50%			LIFE	**	5	\$5,300
<b>Stand-by Power</b>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	65%			2045	**	1	\$144,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Twenty Automatic Transfer Switches</i>								
Automatic	35%			2026	\$94,500	1	\$77,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Twelve Automatic Transfer Switches</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2038	**	10	\$326,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2033	**	10	\$130,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2033	**	10	\$65,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2033	**	10	\$130,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	20%			2033	**	1		
Emergency, Service	40%			2038	**	1		
Emergency, Battery	5%			2028	\$52,500	10	\$8,600	
Exit, Service	10%			2028	\$25,900	1		
Exit, Service	25%			2038	**	1		
<b>Exterior Lighting</b>								
HID	80%			2023	\$2,384,800	10	\$1,800	
HID	20%			2038	**	10	\$400	
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2033	**	1	\$270,000	
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$459,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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

**Asset # : 88**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	70%			2031	**	1	\$246,700	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 2 Units On Basement, 1 Unit On 2nd Floor, 1 Unit On 8th Floor, 4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room</i>								
<i>Explanation : 10 Units</i>								
Pres. Reducing Valve/LP Steam	30%			2031	**	5	\$12,700	
Distribution								
Hot Wtr Piping/Pump	70%			2044	**	4	\$24,600	
Central Plant Steam Piping/Pmp	30%	Now	\$74,000	2038	**	4	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Portions Of Insulation Missing</i>								
Terminal Devices								
Air Handler	30%			2023	\$3,074,900	1	\$132,200	
Convactor/Radiator	70%	Now	\$54,600	2033	**	1	\$145,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostatic Valves Need Repair Or Replacement</i>								
Air Conditioning								
Energy Source								
District Chilled Water	5%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Of New Wing</i>								
<i>Explanation : Chilled Water Supplied By Power Plant</i>								
Electricity	95%			2036	**	1		

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

**Asset # : 88**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Centrifugal, Elec Chiller	3%			2037	**	1	\$23,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Units Serve Labor And Delivery Rooms</i>					
	Centrifugal, Elec Chiller	2%			2024	\$165,000	1	\$15,400
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : On Extended Life / Serves Emergency Room</i>					
	Interior Pkg Unit - Cooling	10%			2022	\$2,725,400	2	\$4,400
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Many Units On Extended Life</i>					
	Exterior Pkg Unit - Cooling	20%			2028	\$1,180,500	2	\$8,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Split Systems</i>					
	Window/Wall Unit	60%			2021	\$911,300	1	
	No Component	5%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	5%			2038	**	4	\$2,600
	No Component	95%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	5%			2023	\$388,300	1	\$22,000
	No Component	95%						
<b>Heat Rejection</b>								
	Dry Cooler	20%			2028	\$753,200	2	\$99,300
	Water Cooling Tower	10%			2022	\$262,800	2	\$71,700
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof / Serves Nuclear Medicine room</i>					
	No Component	70%						
<b>Dehumidifier</b>								
	Generic	100%			2032	**		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 10th Floor Roof</i>					
			<i>Explanation : 1 Unit</i>					
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$397,400

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

**Asset # : 88**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Ventilation								
	Exhaust Fans							
	Interior	90%			2023	\$2,333,900	2	\$19,600
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Roof	10%			2028	\$121,000	2	\$2,200
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2038	**	4	\$105,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Mechanical Equipment Room</i>					
			<i>Explanation : 2 Units</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2028	\$112,700	4	\$15,300
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 8 Units From 1st To 11th Floor, 1 Unit From 1st To 7th Floor</i>					
			<i>Explanation : 9 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2038	**	1-5	\$359,300
	Sprinkler							
	No Component	80%						
	Generic	20%			2038	**	1-2	\$39,900
	Fire Pump							
	Not Accessible	100%						

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,788,200	\$93,000
Interior Architecture	\$88,000	\$57,900
Electrical	\$55,900	\$1,460,900
Mechanical	\$500,900	\$357,200
<b>Total</b>	<b>\$2,433,100</b>	<b>\$1,968,900</b>
Importance Code A	\$1,788,200	\$93,000
Importance Code B	\$644,900	\$1,875,900
<b>Total</b>	<b>\$2,433,100</b>	<b>\$1,968,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$22,900		\$9,100	
Interior Architecture	\$38,200	\$100		
Electrical	\$24,800	\$3,200	\$15,600	\$2,700
Mechanical	\$11,200	\$5,500	\$14,000	\$4,600
Site Pavements	\$21,500			
<b>Total</b>	<b>\$118,600</b>	<b>\$8,900</b>	<b>\$38,700</b>	<b>\$7,300</b>
Importance Code A	\$24,800	\$1,800	\$11,000	\$1,800
Importance Code B	\$34,400	\$7,000	\$27,800	\$5,500
Importance Code C	\$59,400			
<b>Total</b>	<b>\$118,600</b>	<b>\$8,900</b>	<b>\$38,700</b>	<b>\$7,300</b>



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**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</b>
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$375,400	LIFE	* *	5	\$28,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade And East Facade At Tank Room</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Outside Corners, Expansion Joints And Wall Penetrations</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades And Interior Courtyard</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Wall Penetrations Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Sect. OHD	10%	0-2	\$10,800	2033	* *	5	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cracks</i>								
Windows								
Aluminum	20%	0-2	\$2,800	2036	* *	5	\$300	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Offices</i>								
Metal Louvers	15%			2031	* *	10	\$2,900	
Steel	65%	Now	\$115,100	2053	* *	5	\$12,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	65%	Now	\$73,200	LIFE	**	5	\$3,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Parapet Wall Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Panel	5%			2038	**	5	\$1,200	
Metal Rail	10%	0-2	\$1,700	2033	**	5	\$4,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2033	**	5-10	\$4,600	
Pre-Cast Concrete	10%	Now	\$4,700	LIFE	**	5	\$3,700	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Interior Parapet Walls</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Parapet Wall Finish</i>								
<i>Explanation : Stucco Cement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL POWER PLANT**  
**Asset # : 90**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	20%	Now	\$137,800	2038	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Storage Area, Carpenter Shops And Lwer Roof - East Side</i>								
Copper/Terne	5%			2043	**	10	\$5,800	
Modified Bitumen	40%			2036	**	10	\$18,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
Single Ply Membrane	15%	Now	\$120,600	2038	**			1
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Condensate Tank Room And Storage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Condensate Tank Room And Storage</i>								
Skylight, Metal/Glass	5%	Now	\$75,000	2038	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$891,200	LIFE	**	5	\$93,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transom Windows</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Transom Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$57,900	
Ceramic Tile	2%			2031	**	5	\$600	
Vinyl Tile	3%			2028		3	\$300	
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$7,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$30,300	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Offices - Plumber Shop</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Exposed Concrete	90%	Now	\$88,000	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Plumber Shop And Mezzanine Storage</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Plumber Shop And Mezzanine Storage</i>								
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Actually Concrete Metal Decking</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	Now	\$5,400	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Sidewalks</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$16,100	2031	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Parking Areas And Loading Docks</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	80%			2028	\$4,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 5,000 Ampere Main Disconnect Switches For Generator And Mechanical Equipment</i>								
Air Circuit Breaker	20%			2028	\$1,100	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch For The Building</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2028	\$200,300	5		
Molded Case Bkrs	70%			2028	\$467,300	5	\$300	
<b>Raceway</b>								
Conduit	90%			2028	\$657,600	1		
Conduit	10%			2054	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2027	\$13,600	5	\$100	
Molded Case Bkrs	65%			2027	\$59,000	5	\$300	
Molded Case Bkrs	20%			2050	**	5	\$100	

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

**Asset # : 90**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Under 600 Volts</b>								
<b>Wiring</b>								
	Braided Cloth	40%	2-4	\$20,400	2053	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Thermoplastic	40%			2028	\$20,400	1	
	Thermoplastic	20%			2054	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	10%			2045	**	5	
	Locally Mounted	20%			2026	\$4,900	5	
	Motor Control Center	70%			2026	\$30,600	5	\$400
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	50%			LIFE	**	5	\$100
	Generic	50%			LIFE	**	5	\$100
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	60%			2026	\$5,800	1	\$3,400
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1st Floor</i>						
		<i>Explanation : Four Automatic Transfer Switches</i>						
	Automatic	40%			2045	**	1	\$2,300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1st Floor</i>						
		<i>Explanation : Two Automatic Transfer Switches</i>						
<b>Generators</b>								
	Diesel	70%			2024	\$55,900	1	\$5,000
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 1st Floor</i>						
		<i>Explanation : Two 1,200 Kilowatts</i>						
	Diesel	30%			2041	**	1	\$2,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 300 Kilowatts</i>						
<b>Batteries</b>								
	Lead/Acid	70%			2021	\$1,200	5	\$500
	Nickel Cadmium	30%			2023	\$500	5	\$1,200

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Fuel Storage</b>								
Day Tank	20%			2050	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 275 Gallons</i>								
Day Tank	40%			2027	\$600	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room 1st Floor</i>								
<i>Explanation : Two 150 Gallons</i>								
Main Tank	40%			2031	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fuel Storage Room 1st Floor</i>								
<i>Explanation : One 8,000 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2033	**	10	\$10,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Work Shop And Electrical Room, Offices And Mechanical Equipment Room</i>								
Fluorescent	10%			2033	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	30%			2038	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2033	**	1		
Emergency, Service	10%			2038	**	1		
Emergency, Battery	5%			2028	\$1,400	10	\$200	
Exit, Service	35%			2028	\$800	1		
<b>Exterior Lighting</b>								
HID	100%			2028	\$76,700	10	\$100	
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$11,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Interruptible Gas/Dual Fuel	100%			2058	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2048	**	1	\$18,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Steam Boilers</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$322,000	2058	**	4	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : Provides Steam To The Other Campus Buildings - Undergoing Construction At The Time Of Survey</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2028	\$285,000	1	\$6,000	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	100%			2038	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2033	**	1	\$20,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor</i> <i>Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used</i>								
Heat Rejection								
Water Cooling Tower	100%			2029	\$72,200	2	\$18,700	
Ventilation								
Exhaust Fans								
Roof	70%			2028	\$22,100	2	\$400	
Wall Unit	30%			2028	\$2,000	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor</i> <i>Explanation : Provides Hot Water To Adjacent Building</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$139,300	LIFE	**	1		
<i>Damaged, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor And Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$39,600	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i> <i>Location : 1st Floor And Basement</i>								
Sump Pump(s)								
Non-Submersible	100%	0-2	\$2,900	2038	**	4	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>								

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**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</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>
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Chemical System							
	No Component	80%						
	Generic	20%			2023	\$5,700	1-3	\$700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Fire Extinguishers</i>				

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$317,300	\$532,700
Interior Architecture	\$141,700	\$425,400
Electrical	\$111,900	
Mechanical		\$473,500
<b>Total</b>	<b>\$570,900</b>	<b>\$1,431,600</b>
Importance Code A	\$317,300	\$532,700
Importance Code B	\$197,400	\$703,900
Importance Code C	\$56,300	\$195,000
<b>Total</b>	<b>\$570,900</b>	<b>\$1,431,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$23,800		\$4,500	\$27,000
Interior Architecture	\$22,600			\$23,000
Electrical	\$19,500	\$15,100	\$17,100	\$19,000
Mechanical	\$51,000	\$27,200	\$58,300	\$56,000
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$151,400</b>	<b>\$76,800</b>	<b>\$114,400</b>	<b>\$159,600</b>
Importance Code A	\$27,400	\$5,100	\$8,400	\$30,700
Importance Code B	\$124,000	\$71,800	\$106,000	\$128,900
<b>Total</b>	<b>\$151,400</b>	<b>\$76,800</b>	<b>\$114,400</b>	<b>\$159,600</b>



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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	75%			2048	**	5-10	\$665,900		
Pre-Cast Concrete	5%			LIFE	**	5	\$21,000		
Window Wall	20%	0-2	\$135,600	2048	**	5	\$48,400		
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Patient Rooms On The 5th, 6th, 7th Floors</i>									
<b>Windows</b>									
Aluminum	100%			2044	**	5	\$54,100		
<b>Parapets</b>									
Masonry: Brick	70%			LIFE	**	5	\$6,500		
Metal Panel	25%			2048	**	5	\$9,000		
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900		
<b>Roof</b>									
Modified Bitumen	100%	0-2	\$23,800	2033	**				
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Tower Building Entrance</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Room</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	10%			LIFE	**	5	\$57,500		
Terrazzo	20%			LIFE	**	5	\$41,100		
Vinyl Tile	70%	Now	\$85,500	2033	**	3	\$69,000		
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Patient Bathrooms On 5th And 6th Floors Have No Shower Curbs Or Proper Shower Drains</i>									
<b>Interior Walls</b>									
Concrete Masonry Unit	30%			LIFE	**	5	\$45,900		
Glass: Special Gauge	5%			LIFE	**	1			
Gypsum Board	65%	Now	\$56,300	LIFE	**	5	\$149,100		
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Patient Sink Cabinets And Corridor Walls - 6th Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Significant Moisture Content In Wallpaper At 6th Floor Patient Rooms</i>									
<b>Ceilings</b>									
AcousTileSusp.Lay-In	30%			2041	**	5	\$45,200		
Gypsum Board	70%			LIFE	**	5	\$131,800		
<b>Site Pavements</b>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2041	**				
<b>Parking/Driveway</b>									
Asphalt	100%			2037	**				

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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  
CONEY ISLAND HOSPITAL TOWER BUILDING**

**Asset # : 14325**

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

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

**Asset # : 14325**

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

**Lighting**

Egress Lighting

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

Exterior Lighting

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

Arresters/Cabbling

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

Security System

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

Generic, Digital	100%			2033	**	1-3	\$77,500
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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam / PRV	100%			2028	\$12,700	1	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Power Plant*

*Explanation : Steam Comes From Separate Power Plant Building*

Conversion Equipment

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

*Location : Power Plant Building*

*Explanation : Located In Power Plant*

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

Hot Wtr Piping/Pump	60%			2044	**	4	\$3,600
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Central Plant Steam Piping/Pmp	40%			2048	**	4	\$2,400
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**Terminal Devices**

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

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

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

**Asset # : 14325**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	District Chilled Water	100%			2054	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant Building</i>								
<i>Explanation : Chilled Water Comes From Power Plant</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$6,000
Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$75,400
Heat Rejection								
	Water Cooling Tower	100%			2029	\$473,500	2	\$122,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Power Plant Roof</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000
Exhaust Fans								
	Roof	100%			2033	**	2	\$3,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2048	**	4	\$12,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Room 191</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Gearless Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 8th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2054	**	1-5	\$63,800
Sprinkler								
	Generic	100%			2054	**	1-2	\$34,200
Fire Pump								
	Generic	100%			2041	**	1	\$22,800

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

**Asset # : 14325**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Chemical System							
	No Component	80%						
	Generic	20%			2026	\$5,700	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : CUMBERLAND NFCC BLDG B  
**Address** : 100 NORTH PORTLAND AVENUE @ BQE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0017.010 / 1003 **Yr Built/Renovated** : 1954 / 2001  
**Area Sq Ft** : 36,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2039 **Lot** : 101 **BIN** : 3251647

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,621,500	\$135,300
Interior Architecture	\$85,000	
Electrical	\$39,300	\$311,900
Mechanical	\$38,300	\$721,600
<b>Total</b>	<b>\$1,784,100</b>	<b>\$1,168,800</b>
Importance Code A	\$1,621,500	\$135,300
Importance Code B	\$162,600	\$1,033,500
<b>Total</b>	<b>\$1,784,100</b>	<b>\$1,168,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$17,700			
Interior Architecture	\$123,300		\$4,200	\$3,500
Electrical	\$30,000	\$700	\$800	\$1,200
Mechanical	\$14,800	\$10,900	\$6,300	\$8,200
Site Enclosure	\$200			
Site Pavements	\$12,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$202,700</b>	<b>\$15,600</b>	<b>\$15,200</b>	<b>\$16,900</b>
Importance Code A	\$18,800	\$1,100	\$1,500	\$1,100
Importance Code B	\$137,000	\$14,500	\$13,700	\$15,000
Importance Code C	\$46,900			\$800
<b>Total</b>	<b>\$202,700</b>	<b>\$15,600</b>	<b>\$15,200</b>	<b>\$16,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$467,400	LIFE	**	5	\$70,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West (Entry) Facade</i>								
Masonry: Marble	5%	Now	\$46,700	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Window Lintels</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$587,100	2055	**	5	\$64,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%	Now	\$56,200	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior/ Exterior Faces</i>								
Masonry: Marble	40%	Now	\$17,200	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$464,100	2040	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout And At Connection To Building A</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along South And East Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%	Now	\$500	2035	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Awnings Over Two Rear Entrance Doors</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$26,700	
Ceramic Tile	5%			2039	**	5	\$3,100	
Terrazzo	15%			LIFE	**	5	\$14,300	
Vinyl Tile	55%			2035	**	3	\$12,600	
Vinyl Tile	15%	Now	\$85,000	2040	**	3	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	4%			2039	**	5	\$1,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,200	
Gypsum Board	60%			LIFE	**	5-10	\$41,800	
Metal Panel	2%			LIFE	**	10	\$400	
Marble Panels	2%			LIFE	**	10	\$300	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$4,100	

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	55%	Now	\$14,800	2043	**	5	\$16,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridors</i>								
Exposed Concrete	15%	Now	\$16,100	LIFE	**	5	\$1,400	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
Gypsum Board	25%			LIFE	**	5-10	\$52,400	
Plaster	5%	Now	\$4,400	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2040	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	Now	\$200	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Areaway At Entrance By Rail Posts</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	95%	Now	\$2,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Masonry: Granite	5%			LIFE	**			
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$10,700	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway At Rear Of Building</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2030	\$5,300	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	90%			2030	\$72,000	5	\$900	
Molded Case Bkrs	10%			2050	**	5	\$100	
<b>Raceway</b>								
Conduit	90%			2030	\$34,700	1		
Conduit	10%			2050	**	1		

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**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</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>Under 600 Volts</b>								
<b>Panelboards</b>								
	Molded Case Bkrs	20%			2046	**	5	\$200
	Molded Case Bkrs	80%			2029	\$39,200	5	\$800
<b>Wiring</b>								
	Braided Cloth	70%	4+	\$39,300	2055	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	30%			2050	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	80%			2043	**	5	\$200
	Locally Mounted	20%			2028	\$16,300	5	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$1,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	86%	Now	\$28,500	2035	**		
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Penthouse</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof Penthouse</i>					
			<i>Explanation : Compact Fluorescent Lighting Has Failed</i>					
	Fluorescent	10%			2030	\$66,200	10	\$3,400
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
	Incandescent	4%			2030	\$26,500	2	
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2035	**	10	\$4,500
	Exit, Service	50%			2035	**	1	
<b>Exterior Lighting</b>								
	HID	20%			2025	\$30,400	10	
	No Component	80%						
<b>Alarm</b>								
<b>Security System</b>								
	No Component	80%						
	Generic	20%			2025	\$24,400	1	\$2,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Cameras</i>					
<b>Fire/Smoke Detection</b>								
	No Component	80%						
	Generic, Analog	20%			2030	\$83,500	1-3	\$4,700

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Supplied From Adjacent Building C</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2039	**	1	\$11,000	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	40%			2033	**	5	\$900	
<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%			2038	**	4	\$1,600	
Central Plant Steam Piping/Pmp	40%			2040	**	4	\$700	
<hr/>								
Terminal Devices								
Convactor/Radiator	80%			2035	**	1	\$9,500	
No Component	20%							
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2030	\$425,200	2	\$2,000	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handling Unit</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Air Handling Units</i>								
<i>Explanation : Hot Water Coils</i>								
Split Unit	5%			2030	\$40,300			
Window/Wall Unit	5%			2025	\$3,900	1		
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	90%			2030	\$68,500	2	\$23,100	
No Component	10%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	95%	0-2	\$38,300	2030	\$127,600	2	\$900	
			<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof Penthouse</i>					
			<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof Penthouse</i>					
Roof	5%			2030	\$3,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%			2030	\$60,100	4	\$5,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
			<i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Lavatories</i>					
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$18,600	
Sprinkler								
No Component	95%							
Generic	5%			2040	**	1-2	\$500	
Chemical System								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : CUMBERLAND NFCC BLDG C  
**Address** : 100 NORTH PORTLAND AVENUE @ BQE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0017.020 / 2727 **Yr Built/Renovated** : 1967 / 2005  
**Area Sq Ft** : 117,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5,6  
**Block** : 2039 **Lot** : 101 **BIN** : 3251647

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$675,300	\$1,470,800
Interior Architecture	\$530,400	\$151,500
Electrical	\$169,900	\$1,773,600
Mechanical	\$1,207,600	\$2,906,900
<b>Total</b>	<b>\$2,583,300</b>	<b>\$6,302,800</b>
Importance Code A	\$675,300	\$1,511,200
Importance Code B	\$1,796,000	\$4,730,500
Importance Code C	\$112,000	\$61,100
<b>Total</b>	<b>\$2,583,300</b>	<b>\$6,302,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$42,500		\$1,100	
Interior Architecture	\$184,300		\$16,500	\$3,300
Electrical	\$40,400	\$11,100	\$12,200	\$14,800
Mechanical	\$76,600	\$31,800	\$54,800	\$23,800
Site Pavements	\$18,000			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$379,700</b>	<b>\$60,600</b>	<b>\$102,300</b>	<b>\$59,600</b>
Importance Code A	\$42,500		\$1,100	
Importance Code B	\$247,300	\$60,600	\$101,300	\$59,600
Importance Code C	\$89,900			
<b>Total</b>	<b>\$379,700</b>	<b>\$60,600</b>	<b>\$102,300</b>	<b>\$59,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$49,600	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side Of Plaza Annex Area</i>								
Masonry: Brick Cavity	64%			LIFE	**	5	\$103,200	
Masonry: Limestone	3%			LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Metal/Glass Curt Wall	15%			LIFE	**	5	\$45,300	
Metal Panel	3%			2050	**	5-10	\$16,600	
Granite Panels	5%	Now	\$93,400	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Annex</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Planter Base At East Elevation</i>								
Window Wall	5%			2050	**	5	\$15,100	
Windows								
Aluminum	90%			2046	**	5	\$200	
Glass Block	5%			LIFE	**	5		
Metal Louvers	5%			2039	**	10	\$100	
Parapets								
Cast in Place Concrete	5%	Now	\$1,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Annex Plaza Ramp</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Annex Plaza Ramp</i>								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$8,200	
Metal Rail	7%			2043	**	5-10	\$1,800	
Pre-Cast Concrete	3%			LIFE	**	5	\$500	
Roof								
Asphalt Macadam	5%	Now	\$4,200	2030	\$21,000	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Spiral Ramp At Plaza Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Spiral Ramp At Plaza Area</i>								
Built-Up (BUR)	85%	Now	\$283,800	2030	\$1,419,200			
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Roof Penetrations</i>								
Plaza Roof: Stone Panels	10%	Now	\$81,000	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Basement Storage Areas And Corridor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Exposed Struc: Steel	40%			LIFE	**	5	\$11,000	
Glass: Special Gauge	55%	Now	\$115,900	LIFE	**	1		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Plaza Awning</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Plaza Awning</i>								
<i>Explanation : This Is Actually Polycarbonate Glazing</i>								
Metal Panel	5%			2050	**	5-10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$77,200	
Ceramic Tile	5%			2033	**	5	\$8,800	
Terrazzo	15%			LIFE	**	5	\$41,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout First Floor Corridor And Lobby</i>								
Vinyl Tile	15%	Now	\$245,600	2040	**	3	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 5th Floor Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Corridor Under Plaza Area</i>								
Vinyl Tile	55%			2035	**	3	\$36,400	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$22,000	
Glass Block	5%			LIFE	**	10	\$5,500	
Gypsum Board	37%			LIFE	**	5-10	\$173,200	
Masonry: Brick	3%			LIFE	**	10	\$2,500	
Metal Panel	10%			LIFE	**	10	\$12,400	
Granite Panels	3%			LIFE	**	10	\$3,300	
Plaster	17%			LIFE	**	5-10	\$39,800	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$20,600	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$82,400	2043	**	5	\$15,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor Under Plaza</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Under Plaza</i>								
AcousTileSusp.Lay-In	50%			2043	**	5	\$103,600	
Exposed Concrete	15%			LIFE	**	5-10	\$38,900	
Metal Panel	10%			LIFE	**	5	\$51,800	
Plaster	10%			LIFE	**	5-10	\$35,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls								
Masonry: Fieldstone	100%			2050		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Plaza Area</i>								
<i>Explanation : This Is Actually A Granite Clad Wall</i>								
<hr/>								
Retaining Walls								
Cast in Place Concrete	50%			2050		**		
Masonry: Fieldstone	50%			2040		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Plaza Area</i>								
<i>Explanation : This Is Actually Granite Clad Walls</i>								
<hr/>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,200	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk On East Side By Plaza Area</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	70%	Now	\$4,000	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Of Building</i>								
<hr/>								
Masonry: Granite	30%			LIFE		**		
<hr/>								
Parking/Driveway								
Asphalt	100%	Now	\$4,800	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Molded Case Bkrs	100%			2030	\$40,400	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : Main Service Circuit Breaker Is 4,000 Amperes</i>								
<hr/>								
Transformers								
Dry Type	100%			2035		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kilovolt-amperes</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2030	\$80,000	5	\$300	
Molded Case Bkrs	50%			2030	\$80,000	5	\$1,600	
<hr/>								
Raceway								
Conduit	90%			2030	\$149,300	1		
Conduit	10%			2050		**		

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**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</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>
Under 600 Volts								
Panelboards								
	Molded Case Bkrs	10%			2046	**	5	\$300
	Molded Case Bkrs	90%			2029	\$117,500	5	\$2,800
Wiring								
	Braided Cloth	65%	2-4	\$169,900	2055	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	10%			2050	**	1	
	Thermoplastic	25%			2040	**	1	
Motor Controllers								
	Locally Mounted	10%			2028	\$14,200	5	\$100
	Locally Mounted	30%			2043	**	5	\$200
	Motor Control Center	40%			2043	**	5	\$1,300
	Motor Control Center	20%			2028	\$38,900	5	\$600
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
Stand-by Power								
Transfer Switches								
	Automatic	100%			2035	**	1	\$36,300
Generators								
	Diesel	100%			2026	\$192,600	1	\$45,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Generator Room</i>					
			<i>Explanation : Rated At 200 Kilowatts</i>					
Batteries								
	Lead/Acid	100%			2024	\$1,600	5	\$4,400
Fuel Storage								
	Underground Storage	100%			LIFE	**	5	\$14,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 900 Gallons</i>					
Lighting								
Interior Lighting								
	Fluorescent	20%			2030	\$423,300	10	\$21,600
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Fluorescent	80%			2035	**	10	\$86,500
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Egress Lighting								
	Emergency, Service	50%			2030	\$31,700	1	
	Exit, Service	50%			2030	\$21,500	1	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Lighting</b>								
Exterior Lighting Fluorescent	5%			2030	\$20,600	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Operated Via Timer</i>								
HID	15%			2030	\$72,900	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2030	\$77,900	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cameras And Intrusion Alarm Systems Are Functional</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	4+	\$20,000	2025	\$400,000	1-3	\$19,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System Has A Mix Of Old And New Devices</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</b>
<b>Heating</b>								
Energy Source								
Under Construction	100%							
Conversion Equipment								
Under Construction	100%							
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$13,200	2038	**	4	\$4,100	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Penthouse And Mechanical Equipment Room</i>								
<i>Damaged, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Make Up Tank In Boiler Room</i>								
Central Plant Steam Piping/Pmp	30%	Now	\$183,700	2040	**	4	\$1,700	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steam Mains In Basement Due To Leaks In Courtyard And Patio Above</i>								
<i>Steam Traps Faulty, Extent : Moderate, 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**  
**CUMBERLAND NFCC BLDG C**  
**Asset # : 2727**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	30%	Now	\$25,400	2030	\$508,700	1	\$19,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Air Handler In Basement</i>								
Convactor/Radiator	60%			2035	**	1	\$22,900	
Fan Coil Unit/Heat	10%			2030	\$180,600	1	\$3,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%	0-2	\$477,600	2033	**	1	\$80,400	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves At Chiller On Roof</i>								
<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Of Two Units Operating In Manual Mode On Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pneumatic Controls Malfunctioning</i>								
Ext Pkg Unit - Heating/Cooling	3%			2030	\$45,300	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Of Annex</i>								
<i>Explanation : Electric Heating And Direct Expansion Cooling.</i>								
Split Unit	5%	Now	\$64,300	2030	\$128,700			
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2 Condensing Units At Sixth Floor Roof</i>								
Window/Wall Unit	15%			2025	\$37,700	1		
No Component	7%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	85%	Now	\$58,100	2040	**	4	\$4,900	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Penthouse</i>								
<i>Explanation : 3 Chilled And Condenser Water Pumps</i>								
No Component	15%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%	0-2	\$213,800	2030	\$1,069,000	1	\$55,800	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves At Air Handling Units In Basement</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Controls Malfunctioning In Basement</i>								
No Component	15%							

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**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</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>Air Conditioning</b>								
<b>Heat Rejection</b>								
	Water Cooling Tower	85%	0-2	\$180,900	2028	\$361,700	2	\$80,700
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cooling Tower</i>								
<i>Explanation : Baffles Are Eroding And Drain Pan Is Leaking</i>								
	No Component	15%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$104,100
<b>Exhaust Fans</b>								
	Interior	80%			2030	\$343,200	2	\$2,900
	Roof	20%			2030	\$40,000	2	\$700
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	60%			2040	**	1	
	Galvanized Steel	40%	0-2	\$4,200	2035	**	1	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Hot Water Converters In Basement</i>								
<b>Water Heater</b>								
	Under Construction	100%						
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2030	\$192,000	4	\$17,500
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%	Now	\$12,600	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Sump Pump(s)</b>								
	Submersible	100%			2021	\$4,100	4	\$3,700
<b>Sewage Ejector(s)</b>								
	Electric	100%			2035	**	4	\$4,700
<b>Backflow Preventer</b>								
	Generic	100%			2030	\$30,600	1	\$7,200
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 3 Units, One Unit Not Working</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2040	**	1-5	\$59,500

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**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</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>
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%	Now	\$1,200	2040	**	1-2	\$1,400
			<i>Corroded, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Basement Hallway</i>					
Chemical System	No Component	98%						
	Generic	2%			2028	\$600	1-3	\$100

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H  
**Address** : 80-02 41ST AVENUE @ 80TH STREET  
**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** : 24-Oct-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 1500 **Lot** : 2 **BIN** : 4437132

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$147,200	\$181,700
Interior Architecture	\$674,300	\$413,300
Electrical		\$143,400
Mechanical	\$32,800	\$3,681,900
<b>Total</b>	<b>\$854,300</b>	<b>\$4,420,300</b>
Importance Code A	\$147,200	\$181,700
Importance Code B	\$132,800	\$3,925,300
Importance Code C	\$574,200	\$313,200
<b>Total</b>	<b>\$854,300</b>	<b>\$4,420,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$23,400		\$8,300	
Interior Architecture	\$120,600		\$26,700	\$12,300
Electrical	\$5,400	\$3,700	\$6,300	\$3,700
Mechanical	\$37,900	\$24,100	\$33,100	\$28,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$199,200</b>	<b>\$39,700</b>	<b>\$86,200</b>	<b>\$56,600</b>
Importance Code A	\$23,400		\$8,300	
Importance Code B	\$145,500	\$39,700	\$77,900	\$47,600
Importance Code C	\$30,300			\$9,000
<b>Total</b>	<b>\$199,200</b>	<b>\$39,700</b>	<b>\$86,200</b>	<b>\$56,600</b>



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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Cavity	85%			LIFE	**	5	\$128,100	
Metal Panel	3%			2050	**	5-10	\$15,500	
Window Wall	12%			2050	**	5	\$33,900	
<b>Windows</b>								
Aluminum	95%			2046	**	5	\$17,200	
Glass Block	3%			LIFE	**	5	\$700	
Metal Louvers	2%			2039	**	10	\$2,300	
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5-10	\$55,000	
Masonry: Limestone	5%	2-4	\$14,500	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Metal Panel	5%			2043	**	10	\$8,300	
Modified Bitumen	90%			2038	**	10	\$81,400	
Skylight, Plastic	2%			2043	**	1		
Sloped Glazing	3%			LIFE	**	5	\$72,400	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$58,400	
Ceramic Tile	5%			2039	**	5	\$6,700	
Terrazzo	5%			LIFE	**	5	\$10,400	
Vinyl Tile	80%			2035	**	3	\$40,000	
<b>Interior Walls</b>								
Ceramic Tile	3%			2039	**	5	\$18,000	
Concrete Masonry Unit	7%			LIFE	**	5	\$33,600	
Glass: Single Pane	3%			LIFE	**	5	\$27,000	
Gypsum Board	87%			LIFE	**	5-10	\$887,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2043	**	5	\$26,700	
Exposed Struc: Steel	10%			LIFE	**	10	\$26,700	
Gypsum Board	10%			LIFE	**	5-10	\$45,900	
Metal Panel	60%			LIFE	**	5	\$200,100	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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.

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2046	**	5	\$300	
Molded Case Bkrs	90%			2046	**	5	\$3,100	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		
<b>Motor Controllers</b>								
Motor Control Center	100%			2043	**	5	\$3,600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	75%			2035	**	10	\$91,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$6,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways Throughout The Building</i>								
LED	20%			2038	**			
<b>Egress Lighting</b>								
Emergency, Service	55%			2035	**	1		
Exit, Service	45%			2035	**	1		
<b>Exterior Lighting</b>								
HID	90%			2035	**	10	\$400	
Incandescent	10%			2025	\$46,300	2		
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2035	**	1	\$14,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Exit Doors Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera And Intrusion Alarm</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$24,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL AMBULATORY CARE - ZONE H**  
**Asset # : 4132**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	30%			2038	**	4	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water From Main Building</i>								
Central Plant Steam Piping/Pmp	70%			2040	**	4	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Main Building</i>								
<b>Terminal Devices</b>								
Air Handler	14%	0-2	\$5,300	2030	\$266,400	1	\$10,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Coil Leaks At #2 Units</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Units</i>								
Air Handler	56%			2030	\$1,065,500	1	\$45,800	
Fan Coil Unit/Heat	30%			2030	\$607,900	1	\$12,800	
<b>Air Conditioning</b>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water From Main Building</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2030	\$1,517,500	1	\$81,800	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,800	
<b>Exhaust Fans</b>								
Roof	70%			2030	\$157,300	2	\$2,800	
Roof	30%	0-2	\$3,400	2030	\$67,400	2	\$1,000	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL AMBULATORY CARE - ZONE H**  
**Asset # : 4132**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 3rd Floor</i>								
<i>Explanation : Three Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2050		**	1-5 \$66,700
Sprinkler	Generic	100%			2050		**	1-2 \$37,100

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE  
**Address** : 81-01 BAXTER AVENUE  
**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** : 24-Oct-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5,8  
**Block** : 1500 **Lot** : 2 **BIN** : 4437132

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,815,500	\$191,100
Interior Architecture		\$491,900
Electrical	\$134,300	\$1,104,500
Mechanical	\$187,000	\$299,200
<b>Total</b>	<b>\$2,136,800</b>	<b>\$2,086,700</b>
Importance Code A	\$1,815,500	\$191,100
Importance Code B	\$321,400	\$1,895,600
<b>Total</b>	<b>\$2,136,800</b>	<b>\$2,086,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$95,400	\$5,800	\$2,500	
Interior Architecture	\$116,300	\$6,600	\$2,800	\$10,500
Electrical	\$5,400	\$4,400	\$5,100	\$5,000
Mechanical	\$59,500	\$7,400	\$6,900	\$7,300
Site Enclosure	\$2,000			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$296,300</b>	<b>\$42,000</b>	<b>\$34,900</b>	<b>\$40,500</b>
Importance Code A	\$95,400	\$5,800	\$2,500	
Importance Code B	\$158,800	\$36,200	\$32,500	\$38,900
Importance Code C	\$42,000			\$1,600
<b>Total</b>	<b>\$296,300</b>	<b>\$42,000</b>	<b>\$34,900</b>	<b>\$40,500</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE**  
**Asset # : 4112**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$55,200	
Masonry: Brick	75%	0-2	\$545,300	LIFE	**	5	\$82,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$8,300	
Stucco Cement	5%	Now	\$34,900	2035	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhang Below 8th Floor Roof</i>								
Window Wall	10%	0-2	\$231,800	2050	**	5	\$20,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Solarium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Solarium</i>								
Windows								
Aluminum	40%			2052	**	5	\$11,600	
Steel	60%	Now	\$988,600	2055	**	5	\$108,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$27,700	
Masonry: Limestone	5%	0-2	\$5,100	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2043	**	5-10	\$4,100	
Roof								
Modified Bitumen	100%			2035	**	10	\$13,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Stucco Cement	100%	0-2	\$49,800	2043	**	5	\$19,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Canopy At Of Building, Canopy Of Penthouse Floor</i>								
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE**

**Asset # : 4112**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	5%			LIFE	**	5	\$19,300	
Ceramic Tile	5%			2039	**	5	\$4,400	
Sheet Vinyl/Rubber	5%			2035	**	5	\$6,600	
Vinyl Tile	60%			2030	\$491,900	3	\$26,500	
Vinyl Tile	25%			2038	**	3	\$8,300	
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$3,300	
Fiberglass Panel	7%			LIFE	**	10	\$1,100	
Glass: Single Pane	3%			LIFE	**	5	\$2,900	
Gypsum Board	20%			LIFE	**	5-10	\$22,100	
Gypsum Board	7%			LIFE	**	5-10	\$7,700	
Plaster	38%			LIFE	**	5-10	\$21,000	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$6,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2035	**	5	\$22,100	
AcousTileSusp.Lay-In	15%			2047	**	5	\$13,200	
Exposed Concrete	25%			LIFE	**	5-10	\$27,600	
Plaster	35%			LIFE	**	5-10	\$53,100	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	5%			2050	**			
Iron Picket	95%			2065	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	60%	Now	\$2,000	2065	**			
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Baxter Avenue</i>						
Masonry: Brick	40%			2050	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	70%			2043	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	20%			2039	**			
<b>Activity Yard</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE**  
**Asset # : 4112**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2040	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2047	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 225 Kilovolt-ampere, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2040	**	5	\$1,900	
<b>Raceway</b>								
Conduit	80%			2030	\$86,500	1		
Conduit	20%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	75%			2029	\$55,100	5	\$1,400	
Molded Case Bkrs	20%			2038	**	5	\$400	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$134,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	60%			2028	\$98,000	5	\$300	
Locally Mounted	40%			2035	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2043	**	1	\$22,500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2035	**	10	\$40,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2030	\$523,900	10	\$26,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$13,300	1		
<b>Exterior Lighting</b>								
HID	100%			2030	\$300,900	10	\$200	

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE**  
**Asset # : 4112**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

No Component

70%

Generic

30%

2035

\* \*

1

\$8,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Exit Doors And Outside**Explanation : CCTV Surveillance Camera And Intrusion Alarm*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

\* \*

1-3

\$13,500

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Central Plant Steam

30%

0-2

\$18,900

2040

\* \*

4

\$1,100

Piping/Pmp

*Broken, Extent : Moderate, Area Affected : 5%**Location : Steam Distribution Valves, Both Annex G And Annex O Basements.**Corroded, Extent : Moderate, Area Affected : 20%**Location : Throughout Both Basements**Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pumps, Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room In Main Building**Explanation : Steam From Main Building*

Central Plant Steam

70%

2040

\* \*

4

\$2,500

Piping/Pmp

## Terminal Devices

Convactor/Radiator

100%

2035

\* \*

1

\$23,600

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE**  
**Asset # : 4112**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Interior Pkg Unit - Cooling	5%			2024	\$139,500	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room Bb-8</i>								
Reciprocating Compr/Chiller	5%			2035	**	1	\$1,700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units For Computer Room</i>								
Split Unit	10%	0-2	\$31,900	2035	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Location</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Obsolete Units</i>								
Split Unit	5%			2035	**			
Window/Wall Unit	75%			2025	\$116,600	1		
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	5%			2035	**	1	\$1,200	
Fan Coil - 2 Pipe	10%			2025	\$142,000	1	\$2,400	
Induction Unit	5%			2035	**	1	\$1,200	
No Component	80%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2030	\$15,000	2	\$5,100	
Dry Cooler	10%			2025	\$40,600	2	\$5,100	
Dry Cooler	5%			2035	**	2	\$2,500	
No Component	75%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$6,400	
No Component	90%							
<b>Exhaust Fans</b>								
Interior	10%			2025	\$26,500	2	\$200	
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%	0-2	\$47,500	2056	**	4	\$7,200	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Annex G Basement</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE**  
**Asset # : 4112**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Various Location</i>					
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One In Each Wing - From Basement To 8th Floor</i>					
			<i>Explanation : Two Units</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2040	**	1-5	\$36,800
	Sprinkler							
	No Component	75%						
	Generic	25%			2040	**	1-2	\$5,100

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS  
**Address** : 79-01 BROADWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0005.010 / 68 **Yr Built/Renovated** : 1956 / 2005  
**Area Sq Ft** : 858,800 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Oct-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,6,11,13  
**Block** : 1500 **Lot** : 2 **BIN** : 4437132

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,757,700	\$1,439,100
Interior Architecture	\$3,379,600	\$2,000,500
Electrical	\$492,200	\$3,999,100
Mechanical	\$5,492,600	\$21,172,800
<b>Total</b>	<b>\$15,122,200</b>	<b>\$28,611,500</b>
Importance Code A	\$5,757,700	\$1,546,300
Importance Code B	\$7,543,500	\$26,175,600
Importance Code C	\$1,820,900	\$889,500
<b>Total</b>	<b>\$15,122,200</b>	<b>\$28,611,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$76,900			
Interior Architecture			\$58,800	\$87,400
Electrical	\$149,100	\$83,700	\$106,500	\$107,600
Mechanical	\$675,200	\$284,200	\$402,700	\$265,500
Site Pavements	\$11,300			
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
<b>Total</b>	<b>\$1,079,200</b>	<b>\$534,800</b>	<b>\$734,800</b>	<b>\$627,200</b>
Importance Code A	\$162,000	\$85,100	\$85,100	\$85,100
Importance Code B	\$906,000	\$449,700	\$649,700	\$542,200
Importance Code C	\$11,300			
<b>Total</b>	<b>\$1,079,200</b>	<b>\$534,800</b>	<b>\$734,800</b>	<b>\$627,200</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Cast in Place Concrete	2%	Now	\$101,500	LIFE	* *	5	\$82,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Overhang At Bulkhead On Zone D</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Overhang At Bulkhead On Zone D</i>								
Masonry: Brick	50%	Now	\$1,357,000	LIFE	* *	5	\$411,900	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Wall Of Zone D</i>								
Masonry: Brick Cavity	40%	Now	\$269,800	LIFE	* *	5	\$329,500	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	2%	Now	\$196,600	LIFE	* *	5	\$12,400	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Panel	3%			2056	* *	5-10	\$169,900	
Window Wall	3%			2056	* *	5	\$92,700	
<b>Windows</b>								
Aluminum	85%			2052	* *	5	\$295,200	
Aluminum	5%	2-4	\$794,500	2055	* *	5	\$8,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
Metal Louvers	5%			2039	* *	10	\$108,500	
Steel	5%	0-2	\$990,500	2055	* *	5	\$108,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<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</b>	
Exterior									
Parapets									
Masonry: Brick	10%			LIFE	**	5-10	\$28,300		
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$113,200		
Masonry: Brick Cavity	35%	4+	\$73,000	LIFE	**	5	\$14,500		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Zone D</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Zone C</i>									
Masonry: Limestone	5%	4+	\$47,300	LIFE	**	5	\$2,600		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Coping At Zones C And D</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Coping At Zones C And D</i>									
Metal Rail	8%			2043	**	5-10	\$59,800		
Metal Rail	2%	0-2	\$4,800	2043	**	5	\$5,900		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : South Parapet At Zone B</i>									

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$399,100	2040	* *			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Zone C</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Generator Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Elevator Penthouse In Zone C</i>								
Modified Bitumen	5%	Now	\$357,200	2040	* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Concrete Pavers Over Emergency Room</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Emergency Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Emergency Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Emergency Room</i>								
<i>Explanation : Concrete Pavers Over Roof</i>								
Modified Bitumen	20%	0-2	\$798,200	2040	* *			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Zones A, B And D</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zones A, B</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th Floor Of Zone D</i>								
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zones A, B</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over E Wing, Zone B</i>								
Modified Bitumen	30%			2035	* *	10	\$80,800	
Roll Roofing	5%			2031	* *	5	\$22,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pediatrics Emergency Room Building</i>								
Single Ply Membrane	28%	4+	\$26,100	2035	* *			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Lower Roofs Of New Wings Facing Broadway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Lower Roof Facing Broadway</i>								
Skylight, Metal/Glass	2%			2050	* *	10	\$18,000	
Soffits								
Stucco Cement	100%	4+	\$10,700	2043	* *	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								
<i>Explanation : Bent And Damaged Metal Fascia Of Loading Dock Canopy</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$588,000	
Ceramic Tile	5%			2039	**	5	\$67,200	
Ceramic Tile	5%	4+	\$142,200	2033	**	5	\$33,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Toilet Rooms</i>								
Quarry Tile	3%			2035	**	5	\$60,500	
Sheet Vinyl/Rubber	5%			2038	**	5	\$100,800	
Terrazzo	5%			LIFE	**	5	\$105,000	
Vinyl Tile	35%			2035	**	3	\$176,400	
Vinyl Tile	32%	Now	\$199,700	2035	**	3	\$161,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Switchgear Room Csb-1, 1st Floor</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$164,500	
Glass: Single Pane	5%			LIFE	**	5	\$154,300	
Gypsum Board	30%			LIFE	**	5-10	\$1,048,900	
Gypsum Board	10%			LIFE	**	5-10	\$349,600	
Plaster	30%	2-4	\$270,300	LIFE	**	5	\$185,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Switchgear Room Csb-1, Csb-2 And Sba-7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase J</i>								
SGFT/Glazed Masonry	10%	2-4	\$434,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement A</i>								
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$47,500	2035	**	5	\$168,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Room B-1</i>								
AcousTileSusp.Lay-In	22%			2043	**	5	\$295,700	
AcousTileSusp.Lay-In	28%			2047	**	5	\$376,300	
Exposed Concrete	5%			LIFE	**	5-10	\$84,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$134,400	
Metal Panel	5%			LIFE	**	5	\$168,000	
Plaster	15%	Now	\$144,500	LIFE	**	5	\$126,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								

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**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$11,300	2043		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Loading Dock Area</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Entrance</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Loading Dock Area</i>					
Parking/Driveway								
Asphalt	70%			2033		**		
Cast in Place Concrete	30%			2035		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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	30%			2030	\$64,300	5	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Rooms (Broadway)</i>					
			<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>					
Air Circuit Breaker	20%			2030	\$42,900	5	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room (41st Street)</i>					
			<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>					
Air Circuit Breaker	20%			2040		**	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room (41st Street)</i>					
			<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>					
Fused Disc Sw	30%			2040		**	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room (F-Plant)</i>					
			<i>Explanation : Two 2,000 Ampere And One 1,600 Ampere</i>					
Transformers								
Dry Type	50%			2043		**	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 41st Street Electrical Room</i>					
			<i>Explanation : 225 Kilovolt-ampere, 208/480v</i>					
Dry Type	50%			2028	\$8,600	5	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Baxter/ Broadway Electrical Room</i>					
			<i>Explanation : 500 Kilovolt-ampere, 480/208/120v</i>					

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**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Air Circuit Breaker	50%			2030	\$426,900	5	\$2,200
	Air Circuit Breaker	5%			2050	**	5	\$200
	Fused Disc Sw	45%			2040	**	5	\$1,700
<b>Raceway</b>								
	Busway	10%			2028	\$106,500	1	
	Conduit	40%			2030	\$426,000	1	
	Conduit	50%			2050	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	8%			2029	\$78,300	5	\$1,600
	Fused Disc Sw	2%			2046	**	5	\$400
	Molded Case Bkrs	50%			2029	\$489,700	5	\$11,300
	Molded Case Bkrs	40%			2046	**	5	\$9,000
<b>Wiring</b>								
	Braided Cloth	30%	2-4	\$492,200	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section Of The Building</i>								
	Busway	10%			2028	\$164,100	1	
	Thermoplastic	60%			2050	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	20%			2028		5	\$1,200
	Motor Control Center	40%			2028	\$773,700	5	\$9,400
	Motor Control Center	40%			2043	**	5	\$9,400
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	50%			LIFE	**	5	\$12,600
	Generic	50%			LIFE	**	5	\$12,600
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	75%			2043	**	1	\$198,200
	Automatic	25%			2028	\$79,800	1	\$66,100

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**Asset # : 68**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Stand-by Power	Generators							
	Diesel	60%			2039	**	1	\$199,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room (F- Plant)</i>					
			<i>Explanation : One 1500 Kilowatt And Three 600 Kilowatt</i>					
	Diesel	15%			2039	**	1	\$49,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room (41st Street)</i>					
			<i>Explanation : 671 Kilowatt</i>					
	Diesel	15%			2039	**	1	\$49,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room (Broadway)</i>					
			<i>Explanation : 671 Kilowatt</i>					
	Diesel	10%			2026		1	\$33,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room (Baxter)</i>					
			<i>Explanation : 400 Kilowatt</i>					
Batteries	Lead/Acid	90%			2024	\$1,500	5	\$28,600
	Nickel Cadmium	10%			2023	\$200	5	\$19,100
Fuel Storage	Day Tank	20%			2029	\$13,600	5	\$31,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room (Baxter)</i>					
			<i>Explanation : 275 Gallons</i>					
	Day Tank	30%			2046	**	5	\$47,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room, F-Plant</i>					
			<i>Explanation : 4,000 Gallons</i>					
	Main Tank	50%			2058	**	5	\$12,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : F-Plant</i>					
			<i>Explanation : 12,000 Gallons Capacity</i>					
Lighting	Interior Lighting							
	Fluorescent	80%			2035	**	10	\$630,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
	Fluorescent	15%			2038	**	10	\$118,100
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	4%			2035	**	10	\$31,500
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	HID	1%			2030	\$23,000	10	\$300

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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, Service	40%			2035	**	1		
Emergency, Service	10%			2038	**	1		
Emergency, Battery	2%			2030	\$25,300	10	\$4,100	
Exit, LED	40%			2065	**	1		
Exit, Service	8%			2030	\$25,000	1		
Exterior Lighting								
HID	8%			2025	\$283,300	10	\$200	
LED	2%			2038	**			
No Component	90%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	20%			2035	**	1	\$64,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Generic	10%			2030	\$283,700	1	\$32,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$158,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors, Horns And Alarm Bells</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Interruptible Gas/Dual Fuel	100%			2040	**	1		
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$850,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 4 New Boilers</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	40%	2-4	\$54,800	2038	**	4	\$16,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 5 Sets Of Duplex Heat Exchangers Serving Reheat System</i>								
Central Plant Steam Piping/Pmp	30%	0-2	\$891,900	2040	**	4	\$12,700	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Motors Of Vacuum Pumps, Various In Basement.</i>								
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Vacuum Pumps And Return Lines, Various Areas In Basement</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control System, Various Areas</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Pumps And Return Lines, Boiler Room And Various Areas</i>								
<i>Loose, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pressure Reduce Valves And Steam Valves, Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	30%			2040	**	4	\$12,700	
<b>Terminal Devices</b>								
Air Handler	2%	0-2	\$247,000	2040	**	1	\$9,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units E7 And E9, 7th And 9th Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units E7 And E9, 7th And 9th Floor</i>								
Air Handler	48%			2030		1	\$254,900	
Convactor/Radiator	25%			2028		1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Old Units</i>								
Fan Coil Unit/Heat	25%			2025		1	\$69,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Old Units</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2038	**	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	50%			2033	**	1	\$464,700	
<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : No. 3 Unit.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Chiller Room</i>								
<i>Explanation : 4x800 Ton, Inefficient Units. R-11 Refrigerant</i>								
Exterior Pkg Unit - Cooling	10%			2030	\$711,300	2	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 5 Units Using 407a Refrigerant</i>								
Window/Wall Unit	30%	0-2	\$164,700	2025	\$549,100	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
No Component	10%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	50%	0-2	\$24,100	2040	**	4	\$21,200	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Return Line In Sub-basement And Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement</i>								
No Component	50%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2025	\$4,432,800	1	\$265,500	
No Component	50%							
<b>Heat Rejection</b>								
Water Cooling Tower	50%	0-2	\$300,000	2024	\$1,499,900	2	\$345,700	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Piping At Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Inefficient Unit</i>								
No Component	50%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	20%	0-2	\$80,900	LIFE	**	2-5	\$95,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$606,600	

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	80%	0-2	\$125,000	2030	\$2,499,900	2	\$16,800	
	<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Various Locations</i>							
Roof	20%	0-2	\$29,200	2030	\$291,700	2	\$4,200	
	<i>Not in Service, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	30%	0-2	\$98,200	2040	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations</i>							
Brass/Copper	70%			2040	**	1		
Water Heater								
Oil Fired	10%			2025	\$72,900	1	\$2,500	
	<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>							
No Component	90%							
HW Heat Exchanger								
Steam Fired	100%	0-2	\$139,900	2030	\$1,398,700	4	\$84,900	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Inefficient Unit, Both Tank System And Instantaneous System In Place</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$1,928,500	LIFE	**	1		
	<i>Broken, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : 300 Feet, Sub-basement</i>							
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Causing Serious Blockage In The Lower Floors Which Are From The Basement To The 6th Floor</i>							
Storm Drain Piping								
Cast Iron	100%	0-2	\$91,500	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
Sump Pump(s)								
Non-Submersible	100%			2030	\$133,900	4	\$27,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 6 Duplex Units</i>							
Sewage Ejector(s)								
Electric	100%	0-2	\$25,300	2030	\$253,000	4	\$34,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Duplex Unit, Rusted Housing.</i>							

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**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D,E,F,ER & PEDS**

**Asset # : 68**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Backflow Preventer							
	Not Accessible	100%						
<hr/>								
	Fixtures							
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Gearless Traction	95%		LIFE		* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Seven Units From The Basement To 11th Floor, One Unit From The Sub-basement To 11th Floor</i>				
				<i>Explanation : All Units Are Old, No Repair Parts In The Market.</i>				
	Hydraulic	5%		LIFE		* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : One Unit From Sub-basement To Basement, One Unit From Basement To 2nd Floor</i>				
				<i>Explanation : 2 Freight Units</i>				
<hr/>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%		2040		* *	1-5	\$433,000
<hr/>								
<b>Sprinkler</b>								
	No Component	15%						
	Generic	85%		2040		* *	1-2	\$204,500
<hr/>								
<b>Fire Pump</b>								
	Generic	100%		2033		* *	1	\$160,400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Fire Pump Room</i>				
				<i>Explanation : One Pump Serves Sprinklers / One Pump Serves Stand Pipe System</i>				
<hr/>								
<b>Chemical System</b>								
	No Component	99%						
	Generic	1%		2025		\$300	1-3	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Kitchen</i>				
				<i>Explanation : 3 Sets</i>				

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : GOUVERNEUR HEALTHCARE SERVICES  
**Address** : 227 MADISON STREET @CLINTON ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 / 2013  
**Area Sq Ft** : 425,687 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Nov-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,14,16  
**Block** : 270 **Lot** : 32 **BIN** : 1003224

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$472,000	\$1,150,700
Interior Architecture	\$2,226,700	\$1,689,600
Electrical	\$47,400	\$437,900
Mechanical	\$682,900	\$1,135,100
Site Enclosure	\$61,300	
<b>Total</b>	<b>\$3,490,300</b>	<b>\$4,413,200</b>
Importance Code A	\$472,000	\$1,150,700
Importance Code B	\$1,700,000	\$2,554,500
Importance Code C	\$1,318,300	\$708,000
<b>Total</b>	<b>\$3,490,300</b>	<b>\$4,413,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$65,800		\$31,900	
Interior Architecture	\$100,200		\$40,600	\$28,900
Electrical	\$53,400	\$42,300	\$56,900	\$39,900
Mechanical	\$270,200	\$164,800	\$250,300	\$149,100
Site Enclosure	\$900			
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
<b>Total</b>	<b>\$623,700</b>	<b>\$340,400</b>	<b>\$513,000</b>	<b>\$351,100</b>
Importance Code A	\$65,800		\$31,900	\$12,600
Importance Code B	\$517,400	\$340,400	\$481,100	\$309,600
Importance Code C	\$40,500			\$28,900
<b>Total</b>	<b>\$623,700</b>	<b>\$340,400</b>	<b>\$513,000</b>	<b>\$351,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	6%			LIFE	**	5	\$233,600	
Masonry: Brick Cavity	35%			LIFE	**	5	\$272,500	
Metal/Glass Curt Wall	30%			LIFE	**	5	\$438,000	
Metal Panel	20%			2050	**	5-10	\$535,300	
Granite Panels	5%			LIFE	**	5	\$29,200	
Window Wall	4%			2050	**	5	\$58,400	
Windows								
Aluminum	95%			2046	**	5	\$45,100	
Metal Louvers	5%			2039	**	10	\$14,800	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$57,400	
Metal/Glass Curt Wall	20%			2050	**	5	\$8,600	
Metal Panel	20%			2050	**	5	\$8,600	
Metal Rail	20%			2043	**	5-10	\$40,100	
Metal: Cage/Fence	15%			2043	**	5-10	\$12,900	
Roof								
IRMA/Protected Membrane	26%			2035	**	10	\$39,600	
Modified Bitumen	68%			2035	**	10	\$103,700	
Plaza Roof: Stone Panels	4%			2040	**			
Skylight, Metal/Glass	1%			2050	**	10	\$5,100	
Skylight, Plastic	1%			2043	**	1		
Soffits								
Ceramic Tile	5%			2040	**	10		
Metal Panel	10%			2050	**	5-10		
Stucco Cement	85%			2043	**	5		
Interior								
Floors								
Carpet	7%			2029	\$621,600	3	\$66,900	
Cast in Place Concrete	15%			LIFE	**	5	\$418,100	
Ceramic Tile	15%			2039	**	5	\$95,600	
Quarry Tile	15%			2043	**	5	\$143,400	
Sheet Vinyl/Rubber	20%			2035	**	5	\$191,100	
Terrazzo	5%			LIFE	**	5	\$49,800	
Vinyl Tile	23%			2035	**	3	\$55,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$144,500	
Ceramic Tile	5%			2039	**	5	\$57,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$46,200	
Glass: Single Pane	7%			LIFE	**	5	\$121,400	
Gypsum Board	60%			LIFE	**	5-10	\$1,179,000	
Masonry: Brick	5%			LIFE	**	10	\$17,300	
Mosaic Tile	8%			LIFE	**	10	\$57,800	
Wood	5%			LIFE	**	5	\$462,400	

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	20%			2043	**	5	\$159,300	
AcousTileSusp.Lay-In	45%			2043	**	5	\$286,700	
Exposed Concrete	5%			LIFE	**	5-10	\$39,800	
Gypsum Board	30%			LIFE	**	5-10	\$657,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	10%			2050	**			
Iron Picket	90%			2050	**			
<b>Free Standing Walls</b>								
Masonry: Brick	75%	Now	\$61,300	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Side Of Site</i>								
Masonry: Fieldstone	25%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Perimeter</i>								
<i>Explanation : This Is Actually Granite.</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	50%	4+	\$900	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								
Masonry: Fieldstone	50%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry And Handicap Ramps</i>								
<i>Explanation : This Is Actually Granite.</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2035	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	35%			2035	**			
Masonry: Granite	35%			LIFE	**			
Pavers/Stone	30%			2033	**			
<b>Parking/Driveway</b>								
Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

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**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</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>Under 600 Volts</b>								
	Service Equipment							
	Air Circuit Breaker	100%			2050	**	5	\$2,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Four Main Disconnect Switches Rated At 4,000 Amperes Each</i>					
	Transformers							
	Dry Type	100%			2043	**	5	\$1,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room In Basement And 16th Floor</i>					
			<i>Explanation : Various Sizes</i>					
	Switchgear / Switchboard							
	Air Circuit Breaker	100%			2050	**	5	\$2,200
	Raceway							
	Conduit	100%			2050	**	1	
	Panelboards							
	Molded Case Bkrs	100%			2046	**	5	\$11,200
	Wiring							
	Thermoplastic	100%			2050	**	1	
	Motor Controllers							
	Locally Mounted	20%			2043	**	5	\$600
	Motor Control Center	80%			2043	**	5	\$9,300
<b>Ground</b>								
	Grounding Devices							
	Not Accessible	100%						
<b>Stand-by Power</b>								
	Transfer Switches							
	Automatic	100%			2043	**	1	\$131,000
	Generators							
	Diesel	100%			2039	**	1	\$164,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room, Penthouse</i>					
			<i>Explanation : 1,000 Kilowatt</i>					
	Batteries							
	Nickel Cadmium	100%			2025	\$1,600	5	\$94,900
	Fuel Storage							
	Day Tank	20%			2046	**	5	\$15,800
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 275 Gallons</i>					
	Main Tank	80%			2058	**	5	\$10,000
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 7,000 Gallons</i>					
<b>Lighting</b>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2040	**	10	\$390,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2040	**	1		
	50%			2070	**	1		
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2058	**	5	\$12,500	
<b>Alarm</b>								
Security System No Component Generic	80%			2035	**	1	\$31,800	
	20%							
Fire/Smoke Detection No Component Generic, Digital	70%			2040	**	1-3	\$78,700	
	30%							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Utility Steam	100%			2050	**	1		
<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%			2039	**	5	\$25,300	
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2046	**	4	\$6,300	
Steam Piping/Pump	80%			2050	**			
<b>Terminal Devices</b>								
Air Handler	60%			2035	**	1	\$157,900	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Upper And Lower Roofs And Mechanical Room</i>								
<i>Explanation : 11 Units</i>								
Air Handler	15%	2-4	\$459,100	2030	\$918,300	1	\$35,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Handling Unit No. 11, 12, 13 And 14</i>								
Convactor/Radiator	25%			2043	**	1	\$34,400	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Energy Source</b>								
Utility Steam	90%			2050	**	1		
Electricity	10%			2046	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	90%			2033	**	1	\$414,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14th Floor</i>								
<i>Explanation : 2 Old Units And 1 Newer Unit</i>								
Centrifugal, Elec Chiller	8%	Now	\$118,200	2039	**	1	\$33,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Upper Roof 5 Of 6 Compressors Need Repair</i>								
Split Unit	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Serves Elevator Machine Room</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$31,500	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2035	**	1	\$263,200	
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2031	**	2	\$428,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 14th Floor Roof</i>								
<i>Explanation : 3 Units</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$375,800	
<b>Exhaust Fans</b>								
Interior	90%			2035	**	2	\$11,700	
Roof	10%			2035	**	2	\$1,300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2050	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2050	**	4	\$63,100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	50%	Now	\$33,200	2040	**	4	\$4,500	
		<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Sub-basement</i>						
Submersible	50%			2024	\$7,400	4	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Near Old Pump</i>						
Sewage Ejector(s)								
Compressed Air	100%			2050	**	4	\$6,500	
Backflow Preventer								
Generic	100%			2035	**	1	\$26,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Four Units From Basement To 13th Floor, Four Units From 1st To 5th Floor, One Unit From Basement To 14th Floor</i>						
		<i>Explanation : 9 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$214,600	
Sprinkler								
Generic	100%			2050	**	1-2	\$119,200	
Fire Pump								
Generic	100%			2039	**	1	\$79,500	
Chemical System								
No Component	98%							
Generic	2%			2028	\$600	1-3	\$100	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC  
**Address** : 34 SPRING STREET @ MOTT ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 2013  
**Area Sq Ft** : 17,127 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Nov-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$201,400	
Interior Architecture	\$57,900	
Electrical		\$141,100
Mechanical	\$123,400	\$198,500
<b>Total</b>	<b>\$382,700</b>	<b>\$339,500</b>
Importance Code A	\$201,400	\$113,400
Importance Code B	\$181,300	\$226,200
<b>Total</b>	<b>\$382,700</b>	<b>\$339,500</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,900			
Interior Architecture	\$93,700		\$3,200	\$2,200
Electrical	\$13,200	\$300	\$400	\$600
Mechanical	\$72,200	\$2,500	\$3,700	\$2,500
Site Pavements	\$600			
<b>Total</b>	<b>\$217,700</b>	<b>\$2,800</b>	<b>\$7,300</b>	<b>\$5,200</b>
Importance Code A	\$49,300	\$1,700	\$1,700	\$1,700
Importance Code B	\$124,900	\$1,100	\$5,600	\$3,500
Importance Code C	\$43,600			
<b>Total</b>	<b>\$217,700</b>	<b>\$2,800</b>	<b>\$7,300</b>	<b>\$5,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$21,100	LIFE	**	5	\$9,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Copper/Terne	5%			2050	**	10	\$2,800	
Masonry: Brick	70%	Now	\$109,700	LIFE	**	5	\$16,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East, South, North Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East, South, North Facades</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,800	
Marble Panels	5%			LIFE	**	5	\$1,800	
Stucco Cement	10%			2035	**	5	\$5,900	
Windows								
Aluminum	100%	Now	\$35,100	2038	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Second Floor Dental Suite</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,700	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$56,700	LIFE	**	5	\$3,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade, South Facade, West Facade</i>								
Metal Panel	5%	4+	\$1,800	2040	**	5	\$400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At All Parapet Metal Coping Joints</i>								
Metal: Cage/Fence	10%	2-4	\$500	2035	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%			2035	**	5	\$1,100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**

**Asset # : 101**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	12%			2045	**	10	\$6,500	
Metal Panel	5%			2035	**	10	\$2,000	
Modified Bitumen	70%			2038	**	10	\$15,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper And Lower Roof Areas</i>								
Skylight, Metal/Glass	13%	Now	\$9,100	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Examination Room 9</i>								
Soffits								
Aluminum Sunshades	100%			2039	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : This Is Actually A Door Entrance Awning.</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$37,900	
Ceramic Tile	5%			2039	**	5	\$1,700	
Granite Panels	3%			LIFE	**	5	\$1,600	
Marble Panels	2%			LIFE	**	5	\$1,000	
Vinyl Tile	35%			2035	**	3	\$4,500	
Vinyl Tile	30%	Now	\$57,900	2035	**	3	\$3,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Dental Suite And Basement</i>								
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$6,700	
Masonry: Brick	30%	Now	\$12,600	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southeast Side Of Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Plaster	50%	Now	\$26,000	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Dental Suite</i>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	10%			2043	**	5	\$3,500	
Exposed Struc: Steel	5%			LIFE	**	10	\$3,500	
Masonry: Infill Arch	25%			LIFE	**	10	\$4,300	
Plaster	60%			LIFE	**	5-10	\$35,700	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Dental Suite</i>								
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Masonry: Brick	100%			2040	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2035	**			
<b>On-Site Walkways</b>								
Masonry: Granite	100%	4+	\$600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance Steps</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Entrance Steps</i>								
<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</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2030	\$2,800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Ampere Main Switch</i>								
<b>Raceway</b>								
Conduit	90%			2030	\$13,600	1		
Conduit	10%			2040	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	10%			2038	**	5		
Molded Case Bkrs	90%			2029	\$29,400	5	\$400	
<b>Wiring</b>								
Thermoplastic	90%			2030	\$17,100	1		
Thermoplastic	10%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	\$40,800	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$10,400	LIFE	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2030	\$61,500	10	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2035	**	10	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2030	\$12,600	10	\$2,100	
Exit, Service	50%			2030	\$3,100	1		
Exterior Lighting HID	20%	Now	\$1,400	2030	\$14,100			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	80%							
<b>Alarm</b>								
Security System No Component	80%							
Generic	20%	Now	\$1,100	2030	\$11,300	1	\$1,200	
<i>Control Panel Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2030	\$38,700	1-3	\$2,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Heating</b>								
Energy Source Fuel Oil No 2	100%			2040	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%	Now	\$11,300	2028	\$113,400	1	\$15,300	
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$46,500	2040	**			
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Floors</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : All Floors</i>								
Terminal Devices								
Convactor/Radiator	100%			2035	**	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	Now	\$32,700	2035	**	2		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Records Room, This Unit Is Required To Reduce Mold Growth In This Room</i>								
Exterior Pkg Unit - Cooling	60%			2030	\$85,100	2	\$600	
Window/Wall Unit	25%			2025	\$9,100	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main, This Equipment Is Not In Service And Not Required At This Time. The Rooftop Air Conditioning Unit Serves The Atrium Adequately</i>								
Window/Wall Unit	10%			2025	\$3,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,100	
Exhaust Fans								
Roof	10%			2030	\$2,900	2	\$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$10,700	2	\$300	
Sanitary Piping								
Cast Iron	100%	4+	\$76,900	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%	4+	\$21,900	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**

**Asset # : 101**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Sprinkler							
	No Component	85%						
	Generic	15%			2040	**	1-2	\$700
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Storage Rooms</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 : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : HARLEM HOSPITAL KOUNTZ PAVILION  
**Address** : 15 WEST 136 STREET @FIFTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.020 / 103 **Yr Built/Renovated** : 1956 / 2014  
**Area Sq Ft** : 149,729 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,9,Ph  
**Block** : 1734 **Lot** : 1 **BIN** : 1082169

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,504,100	\$259,100
Interior Architecture	\$324,100	\$1,955,200
Electrical	\$160,800	\$2,874,400
Mechanical	\$1,119,200	\$3,269,100
<b>Total</b>	<b>\$3,108,300</b>	<b>\$8,357,800</b>
Importance Code A	\$1,504,100	\$302,000
Importance Code B	\$1,604,200	\$8,019,900
Importance Code C		\$36,000
<b>Total</b>	<b>\$3,108,300</b>	<b>\$8,357,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$48,900			
Interior Architecture	\$226,900			\$21,000
Electrical	\$28,100	\$14,600	\$18,800	\$16,200
Mechanical	\$46,900	\$41,500	\$115,500	\$33,300
Site Pavements	\$23,100			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$409,400</b>	<b>\$91,600</b>	<b>\$169,800</b>	<b>\$106,000</b>
Importance Code A	\$48,900		\$3,600	
Importance Code B	\$237,700	\$91,600	\$166,300	\$106,000
Importance Code C	\$122,800			
<b>Total</b>	<b>\$409,400</b>	<b>\$91,600</b>	<b>\$169,800</b>	<b>\$106,000</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**  
**HARLEM HOSPITAL KOUNTZ PAVILION**  
**Asset # : 103**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	Now	\$1,454,300	LIFE	**	5	\$147,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 136th Street</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along 136th Street</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$49,900	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	2%	Now	\$20,900	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Along 136th Street</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along 136th Street</i>								
Metal Panel	5%			2050	**	5-10	\$57,500	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5		
Parapets								
Masonry: Brick	70%	0-2	\$22,200	LIFE	**	5	\$7,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	5%	0-2	\$5,700	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2040	**	5	\$1,900	
Metal: Cage/Fence	20%			2035	**	5-10	\$15,600	
Roof								
Modified Bitumen	100%			2035	**	10	\$70,200	
Soffits								
Stucco Cement	100%			2035	**	5		
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**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$23,800	LIFE	**	5	\$45,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Ceramic Tile	5%	Now	\$44,400	2033	**	5	\$5,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Terrazzo	5%	0-2	\$26,600	LIFE	**	5	\$8,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Lobby</i>					
Vinyl Tile	50%	Now	\$194,600	2030	\$973,000	3	\$39,300	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile 9" X 9"	30%			2025	\$756,300	3	\$31,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$28,300	
Ceramic Tile	5%	Now	\$17,000	2033	**	5	\$5,700	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Concrete Masonry Unit	10%			LIFE	**	5	\$18,100	
Gypsum Board	10%			LIFE	**	5-10	\$38,500	
Masonry: Brick	5%			LIFE	**	10	\$3,400	
Marble Panels	2%	Now	\$7,900	LIFE	**			
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>					
			<i>Location : Lobby</i>					
Plaster	53%	Now	\$21,000	LIFE	**	5	\$36,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 9th Floor Storage Room</i>					
SGFT/Glazed Masonry	10%			LIFE	**	10	\$11,300	
Ceilings								
AcousTileSusp.Lay-In	50%			2035	**	5	\$104,800	
Exposed Concrete	10%			LIFE	**	5-10	\$26,200	
Gypsum Board	5%			LIFE	**	5-10	\$36,000	
Metal Panel	15%			LIFE	**	5	\$78,600	
Plaster	20%			LIFE	**	5-10	\$72,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								

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

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$23,100	2035	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Throughout*

## On-Site Walkways

Cast in Place Concrete	100%			2035	**			
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## Parking/Driveway

Asphalt	100%			2033	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2030	\$42,900	5	\$800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : Two Motor Control Centers Are Supplied From The Women Pavillion Building.*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2030	\$160,100	5	\$800	
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## Raceway

Conduit	90%			2030	\$149,300	1		
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Conduit	10%			2050	**	1		
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## Panelboards

Fused Disc Sw	5%			2046	**	5	\$200	
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Molded Case Bkrs	75%			2046	**	5	\$3,000	
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Molded Case Bkrs	20%			2038	**	5	\$800	
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## Wiring

Braided Cloth	30%	2-4	\$78,400	2055	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : There Is Still 30 Percent Of The Old Wiring In The Building.*

Thermoplastic	20%			2050	**	1		
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Thermoplastic	30%			2040	**	1		
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Thermoplastic	20%			2056	**	1		
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## Motor Controllers

Locally Mounted	10%			2035	**	5	\$100	
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Motor Control Center	90%			2043	**	5	\$3,700	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$4,400	
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## Stand-by Power

## Transfer Switches

Automatic	100%			2043	**	1	\$46,100	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Generators								
Diesel	100%			2039	**	1	\$58,000	
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$5,500	
Fuel Storage								
Day Tank	50%			2046	**	5	\$13,900	
Main Tank	50%			2058	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	60%			2025	\$1,612,600	10	\$82,400	
Fluorescent	25%			2038	**	10	\$34,300	
Fluorescent	4%			2030	\$107,500	10	\$5,500	
Incandescent	1%			2025	\$26,900	2		
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 9th Floor</i>								
<i>Explanation : LED Lights Installed On Some Areas In 2018</i>								
Egress Lighting								
Emergency, Service	45%			2025	\$36,200	1		
Emergency, Battery	5%			2030	\$11,000	10	\$1,800	
Exit, LED	50%			2065	**	1		
Exterior Lighting								
HID	100%			2030	\$617,400	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$148,400	1	\$16,800	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$27,700	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Plant Campus Steam / PRV	100%			2040	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%			2026	\$49,800			
Pres. Reducing Valve/LP Steam	80%			2033	**	5	\$7,100	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	20%	Now	\$47,700	2055	**	4	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Central Plant Steam Piping/Pmp	80%	Now	\$207,300	2040	**	4	\$5,900	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2025	\$1,076,600	1	\$46,300	
Convactor/Radiator	50%	Now	\$245,900	2035	**	1	\$21,800	
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 1st, 2nd, 9th, And 11th Floors</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Plant Campus Steam / PRV	90%			2050	**	1		
Electricity	10%			2038	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW Window/Wall Unit	90%			2043	**	1	\$145,800	
	10%			2023	\$31,900	1		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,700	2030	\$186,800	4	\$7,400	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht No Component	80%			2030	\$1,373,900	1	\$74,100	
	20%							
<b>Heat Rejection</b>								
Water Cooling Tower	100%	2-4	\$581,100	2035	**	2	\$120,600	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Damaged Ceiling</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,200	
<b>Exhaust Fans</b>								
Interior	100%			2025	\$544,800	2	\$4,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2050	**	4	\$22,200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$3,200
	Sewage Ejector(s)							
	Compressed Air	100%			2030	\$28,500	4	\$2,300
	Backflow Preventer							
	Generic	100%			2035	**	1	\$9,200
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Four Units From Basement To 11th Floor</i>				
				<i>Explanation : Four Units</i>				
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2050	**	1-5	\$75,500
	Sprinkler							
	No Component	90%						
	Generic	10%			2050	**	1-2	\$4,200

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION  
**Address** : 506 LENOX AVENUE @W. 136 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2010  
**Area Sq Ft** : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 06-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,6,7,13,15,18  
**Block** : 1733 **Lot** : 1 **BIN** : 1053899

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,017,700	\$994,000
Interior Architecture	\$3,986,000	\$1,422,100
Electrical	\$1,159,600	\$15,791,600
Mechanical	\$6,226,000	\$21,601,800
<b>Total</b>	<b>\$16,389,300</b>	<b>\$39,809,500</b>
Importance Code A	\$5,017,700	\$1,165,600
Importance Code B	\$10,604,600	\$38,304,700
Importance Code C	\$767,000	\$339,300
<b>Total</b>	<b>\$16,389,300</b>	<b>\$39,809,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$57,800			
Interior Architecture	\$50,300		\$26,800	\$143,200
Electrical	\$132,400	\$70,900	\$85,700	\$84,600
Mechanical	\$204,800	\$200,000	\$333,000	\$143,500
Site Enclosure	\$7,400			
Site Pavements	\$36,800			
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
<b>Total</b>	<b>\$667,200</b>	<b>\$448,500</b>	<b>\$623,200</b>	<b>\$548,900</b>
Importance Code A	\$57,800			
Importance Code B	\$554,300	\$448,500	\$623,200	\$519,700
Importance Code C	\$55,100			\$29,200
<b>Total</b>	<b>\$667,200</b>	<b>\$448,500</b>	<b>\$623,200</b>	<b>\$548,900</b>



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

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

**Asset # : 102**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$1,789,900	LIFE	**	5	\$437,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along West And South Side</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$72,000	LIFE	**	5	\$8,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$187,900	
Marble Panels	10%	Now	\$526,500	LIFE	**	5	\$41,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2050	**	5	\$61,500	
Windows								
Aluminum	100%	Now	\$644,300	2046	**	5	\$140,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5-10	\$27,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 50%</i>								
<i>Location : West And South Sides</i>								
Masonry: Marble	20%	Now	\$88,100	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Metal Panel	5%	Now	\$34,100	2050	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Metal Rail	65%			2043	**	5-10	\$476,400	

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

**Asset # : 102**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%	Now	\$1,607,700	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper And Lower Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 18th And 7th Floor Roofs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
Single Ply Membrane	5%			2035	**	10	\$11,400	
Interior								
Floors								
Carpet	5%			2029	\$747,600	3	\$80,500	
Cast in Place Concrete	10%			LIFE	**	5	\$469,300	
Ceramic Tile	5%			2039	**	5	\$53,600	
Quarry Tile	5%			2043	**	5	\$80,500	
Terrazzo	10%	Now	\$272,300	LIFE	**	5	\$83,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	55%	Now	\$547,800	2035	**	3	\$221,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 15th Floor And Throughout, Stairs</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 15th Floor And Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$1,290,300	2040	**	3	\$40,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$58,500	
Concrete Masonry Unit	5%	Now	\$70,900	LIFE	**	5	\$23,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room</i>								
Glass: Single Pane	3%			LIFE	**	5	\$52,600	
Gypsum Board	15%			LIFE	**	5-10	\$298,300	
Mosaic Tile	2%			LIFE	**	10	\$14,600	
Marble Panels	2%			LIFE	**	10	\$9,400	
Plaster	40%			LIFE	**	5-10	\$397,700	
SGFT/Glazed Masonry	26%			LIFE	**	10	\$152,100	
Wood	2%			LIFE	**	5	\$187,200	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>	
<b>Interior</b>									
<b>Ceilings</b>									
AcousTileConcealSpLn	30%	2-4	\$284,300	2043	**	5	\$201,100		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	35%			2043	**	5	\$375,500		
Exposed Concrete	10%			LIFE	**	5-10	\$134,100		
Metal Panel	25%	Now	\$244,500	LIFE	**	5	\$335,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 6th Floor Corridor</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2050	**				
<b>Retaining Walls</b>									
Masonry: Brick	100%	Now	\$7,400	2040	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout West And South Side, This Material Is Actually Masonry: Granite.</i>									
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%	0-2	\$32,100	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : South And West Side Of Building</i>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%			2043	**				
<b>Parking/Driveway</b>									
Asphalt	100%	Now	\$4,800	2033	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : South Side Of Building</i>									
<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>	
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Air Circuit Breaker	100%			2030	\$171,600	5	\$3,800		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Four Main Service Disconnect Switches Rated At 5,000 Amperes Each</i>									

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Transformers</b>								
Dry Type	50%			2028	\$8,600	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 5106a And Elevator Machine Room</i>								
<i>Explanation : Two 150 And Two 112.5 Kilovolt-ampere And Various Other Sizes Serving The Radiology Equipment And Elevators</i>								
Dry Type	50%			2035	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kilovolt-ampere</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	10%	Now	\$3,500	2050	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : Breaker For MLK Building In Paralleling Gear Malfunctions</i>								
Fused Disc Sw	90%			2030	\$624,300	5	\$2,800	
<b>Raceway</b>								
Busway	30%			2035	**	1		
Conduit	55%			2030	\$468,600	1		
Conduit	15%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2038	**	5	\$800	
Fused Disc Sw	15%			2029	\$117,500	5	\$2,500	
Molded Case Bkrs	70%			2029	\$548,400	5	\$13,400	
Molded Case Bkrs	10%			2038	**	5	\$1,900	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$656,300	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	20%			2028	\$262,500	1		
Thermoplastic	30%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2028		5	\$500	
Locally Mounted	10%			2035	**	5	\$500	
Motor Control Center	40%			2043	**	5	\$7,900	
Motor Control Center	20%			2028	\$309,500	5	\$4,000	
Variable Frequency Drive	20%			2043	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$21,400	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2028	\$135,100	1	\$111,800	
Automatic	50%			2043	**	1	\$111,800	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2039	**	1	\$281,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Four Emergency Generators Rated At 1,000 Kilowatts Each.</i>								
<b>Batteries</b>								
Lead/Acid	100%			2024	\$1,600	5	\$26,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : 10,000 Kilowatt Load Bank Observed</i>								
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2046	**	5	\$66,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 3rd Floor Roof</i>								
<i>Explanation : 600 Gallons Rated Capacity</i>								
<b>Main Tank</b>								
	50%			2033	**	5	\$10,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 20,000 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	35%			2025	\$4,503,000	10	\$230,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	45%			2030	\$5,789,500	10	\$295,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$643,300	10	\$32,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	5%	0-2	\$12,900	2030	\$643,300	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auditorium Dimmers Beyond Life</i>								
LED	10%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service	45%			2030	\$173,200	1		
Emergency, Battery	5%			2030	\$52,800	10	\$8,700	
Exit, Service	50%			2035	**	1		
<b>Exterior Lighting</b>								
HID	10%	Now	\$149,900	2030	\$299,800			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Outside Perimeter</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	90%							

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2033	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Stacks Only</i>								
<i>Explanation : Lightning Rods In The Stacks Only</i>								
<hr/>								
Alarm Security System No Component Generic	70%			2030	\$720,500	1	\$81,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection No Component Generic, Digital	70%							
	30%	Now	\$123,300	2035	**	1-3	\$122,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor Elevator Recall</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Four 20,000 Tanks For No. 2 Oil</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**  
**Asset # : 102**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	20%	0-2	\$23,800	2026	\$238,400			
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i> <i>Location : 1 Of 3 Hot Water Pumps And Steam Piping At Heat Exchanger In Basement Mechanical Equipment Room.</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Basement Mechanical Equipment Room</i> <i>Explanation : Serves 1st, 2nd And 3rd Floors Reheat System And Some Radiation.</i>								
Steam Boiler Central Plant	80%	0-2	\$1,117,700	2035	* *			
<i>Broken, Extent : Severe, Area Affected : 30%</i> <i>Location : 1 Of 3 Boilers In Boiler Plant.</i> <i>On Extended Life, Extent : Severe, Area Affected : 2%</i> <i>Location : Deaerator And Surge Tanks In Boiler Plant.</i> <i>Other Observation, Extent : Severe, Area Affected : 2%</i> <i>Location : Boiler Plant</i> <i>Explanation : Maintenance Required For Turbines. Ventilation Fans Inactive. No Combustion Air.</i>								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$91,400	2038	* *	4	\$14,100	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i> <i>Location : Piping In Basement.</i> <i>Leak Evident, Extent : Moderate, Area Affected : 60%</i> <i>Location : Piping At Heat Exchangers And Pumps In Basement.</i>								
Central Plant Steam Piping/Pmp	60%	0-2	\$2,233,100	2040	* *	4	\$21,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Control Valve On High Pressure Steam Rig.</i> <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i> <i>Location : Deaerator, Surge Tank, Condensate Return Pumps And Boiler Feedwater Pumps</i> <i>Other Observation, Extent : Severe, Area Affected : 40%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : Boiler Blowdown Pumps Not In Place.</i>								
Terminal Devices								
Air Handler	5%	0-2	\$515,400	2025	\$515,400	1	\$19,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units.</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Air Handler	35%			2025	\$3,607,600	1	\$155,100	
Convactor/Radiator	40%			2035	* *	1	\$92,600	
Fan Coil Unit/Heat	20%			2025	\$2,195,600	1	\$46,300	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION**  
**Asset # : 102**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2035	**	1	\$265,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Exterior Pkg Unit - Cooling	20%			2030	\$1,187,200	2	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Split Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$89,400	2040	**	4	\$35,300	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 18th Floor Mechanical Equipment Room.</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chilled Water Pumps At 18th Floor Mechanical Room.</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$411,100	2030	\$8,221,100	1	\$398,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Controls Issues With Starters, Valves And Dampers At Air Handling Units.</i>								
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	**	2	\$99,800	
Water Cooling Tower	80%	2-4	\$667,600	2028	\$2,225,400	2	\$461,600	
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$632,800	
Exhaust Fans								
Interior	100%	Now	\$260,800	2030	\$2,607,900	2	\$17,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Boiler Room Makeup Air Fan. E F - 17</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$273,200	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Piping In Basement</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Cold Water Fill Pumps Repair In Progress.</i>								
HW Heat Exchanger								
Steam Fired	100%			2050	**	4	\$106,300	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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		
Storm Drain Piping Cast Iron	100%	Now	\$152,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Horizontal Piping On 7th Floor And 18th Mechanical Rooms.</i>								
Sump Pump(s) Non-Submersible	100%			2030	\$113,400	4	\$23,000	
Sewage Ejector(s) Compressed Air	100%	0-2	\$27,700	2030	\$138,600	4	\$7,300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ejector Pods In Mechanical Equipment Room</i>								
Backflow Preventer Generic	100%			2030	\$186,300	1	\$43,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Fire And Domestic</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Controller Not Working, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Elevator Recall Malfunctioning</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 10 Passenger Units From Basement To 18th Floor, 1 Freight Unit From Basement To 2nd Floor</i>								
<i>Explanation : Ten Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2040	**	1-5	\$361,400	
<b>Sprinkler</b>								
No Component	70%							
Generic	30%			2040	**	1-2	\$60,200	
<b>Fire Pump</b>								
Generic	100%	Now	\$236,000	2033	**	1	\$120,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 18th Floor Mechanical Room</i>								
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : HARLEM HOSPITAL MURAL PAVILLION  
**Address** : 512 LENOX AVENUE LENOX AVENUE AND W137 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.080 / 14779 **Yr Built/Renovated** : 2012 / 2015  
**Area Sq Ft** : 260,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 06-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,6,Ph  
**Block** : 1734 **Lot** : 1 **BIN** : 1813319

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$266,400	\$1,375,400
Interior Architecture	\$274,600	\$470,300
Electrical		\$238,500
Mechanical	\$98,400	\$98,400
<b>Total</b>	<b>\$639,400</b>	<b>\$2,182,600</b>
Importance Code A	\$266,400	\$1,375,400
Importance Code B	\$333,100	\$575,300
Importance Code C	\$40,000	\$231,900
<b>Total</b>	<b>\$639,400</b>	<b>\$2,182,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$42,900			
Interior Architecture	\$104,500		\$27,600	\$23,400
Electrical	\$19,100	\$15,800	\$17,700	\$15,300
Mechanical	\$135,400	\$43,300	\$148,000	\$61,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$319,600</b>	<b>\$76,800</b>	<b>\$211,000</b>	<b>\$117,500</b>
Importance Code A	\$42,900		\$8,000	
Importance Code B	\$226,500	\$76,800	\$203,000	\$104,200
Importance Code C	\$50,300			\$13,300
<b>Total</b>	<b>\$319,600</b>	<b>\$76,800</b>	<b>\$211,000</b>	<b>\$117,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	50%			2050	**	5-10	\$709,500	
Window Wall	5%	Now	\$54,200	2050	**	5	\$19,400	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Window Wall	45%			2050	**	5	\$348,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Mural Wall</i>								
Windows								
Aluminum	85%			2046	**	5	\$23,100	
Metal Louvers	15%			2039	**	10	\$25,500	
Parapets								
Metal Panel	85%			2050	**	5	\$128,000	
Metal Rail	15%			2043	**	5-10	\$105,400	
Roof								
IRMA/Protected Membrane	10%			2035	**	10	\$11,100	
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Sections Over Fifth And First Floors</i>								
Single Ply Membrane	80%	Now	\$30,700	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 4th Floor</i>								
Sloped Glazing	10%			LIFE	**	5	\$296,400	
Soffits								
Glass: Special Gauge	50%			LIFE	**	1		
Metal Panel	50%	Now	\$600	2050	**	5	\$6,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Emergency Room Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$22,800	LIFE	**	5	\$87,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of Mechanical Room In Basement</i>								
Ceramic Tile	5%			2039	**	5	\$20,100	
Sheet Vinyl/Rubber	5%			2035	**	5	\$30,100	
Terrazzo	10%			LIFE	**	5	\$62,700	
Vinyl Tile	55%			2035	**	3	\$82,800	
Under Construction	15%							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2039	**	5	\$26,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$42,600	
Glass: Single Pane	10%			LIFE	**	5	\$80,000	
Gypsum Board	60%	Now	\$29,000	LIFE	**	5	\$191,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair A</i>								
Under Construction	15%							
<b>Ceilings</b>								
AcousTileSusp.Lay-In	75%			2043	**	5	\$301,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$40,200	
Gypsum Board	5%			LIFE	**	5-10	\$69,000	
Under Construction	15%							
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Over 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	3	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 600 Ampere Serves Chillers In Martin Luther King Building</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	3	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,500 Kilovolt-ampere Step Up From 208 Volts To 4,160 Volts</i>								
<b>Feeders</b>								
Cable	100%			2046	**	1		
<b>Raceway</b>								
Conduit	100%			2050	**	1		

**Under 600 Volts**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Air Circuit Breaker	30%			2050	**	5	\$400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two Circuit Breakers Rated At 5,000 Amperes Each</i>						
	Fused Disc Sw	70%			2050	**	5	\$800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Four Main Service Disconnect Switches Rated At 4,000 Amperes Each</i>						
<b>Transformers</b>								
	Dry Type	100%			2043	**	5	\$1,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Five 300 Two 200 Kilovolt-ampere Transformers</i>						
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	50%			2050	**	5	\$600
	Molded Case Bkrs	50%			2050	**	5	\$3,400
<b>Raceway</b>								
	Conduit	100%			2050	**	1	
<b>Wiring</b>								
	Thermoplastic	100%			2050	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	20%			2043	**	5	\$400
	Variable Frequency Drive	80%			2043	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$7,600
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2043	**	1	\$80,000
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	95%			2035	**	10	\$226,500
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	5%			2035	**	10	\$11,900
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
<b>Egress Lighting</b>								
	Emergency, Service	50%			2035	**	1	
	Exit, LED	50%			2058	**	1	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Fluorescent	20%			2035	**	10	\$4,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 95%</i>								
<i>Location : Roof</i>								
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : High Output Lighting For Mural</i>								
No Component	80%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$29,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Lobbys And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Plant Campus Steam / PRV	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2043	**	5	\$15,400	
Distribution								
Central Plant Steam Piping/Pmp	100%			2056	**	4	\$12,800	
Terminal Devices								
Air Handler	80%			2038	**	1	\$128,600	
Convactor/Radiator	20%			2047	**	1	\$16,800	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2052	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Interior Pkg Unit - Cooling	1%			2031	**	2	\$200	
Ext Pkg Unit - Heating/Cooling	95%			2038	**	2	\$15,100	
No Component	4%							
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$422,800	
<b>Heat Rejection</b>								
Dry Cooler	1%			2038	**	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two 5 Ton Units Serve CAT Scan Units</i>								
No Component	99%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$229,500	
<b>Exhaust Fans</b>								
Interior	80%			2038	**	2	\$6,400	
Roof	20%			2038	**	2	\$1,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2056	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2056	**	4	\$25,700	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2038	**	4	\$8,200	
<b>Sewage Ejector(s)</b>								
Compressed Air	100%			2056	**	4	\$2,600	
<b>Backflow Preventer</b>								
Generic	100%			2038	**	1	\$15,900	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 6th Floor, One Unit From Basement To 7th Floor, Two Units From 1st To 6th Floor</i>								
<i>Explanation : 5 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2056	**	1-5	\$131,100	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Sprinkler							
	Generic	100%		2056	**	1-2	\$72,800	
Fire Pump	Generic	100%		2043	**	1	\$48,600	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,866,900	\$144,600
Interior Architecture	\$670,500	\$103,800
Electrical	\$586,300	\$38,500
Mechanical	\$216,900	\$605,300
<b>Total</b>	<b>\$3,340,600</b>	<b>\$892,200</b>
Importance Code A	\$1,866,900	\$144,600
Importance Code B	\$1,359,000	\$643,800
Importance Code C	\$114,700	\$103,800
<b>Total</b>	<b>\$3,340,600</b>	<b>\$892,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$20,500			
Interior Architecture	\$105,400			\$4,300
Electrical	\$44,000	\$800	\$700	\$3,000
Mechanical	\$61,400	\$1,800	\$1,400	\$23,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$236,200</b>	<b>\$7,600</b>	<b>\$7,000</b>	<b>\$35,500</b>
Importance Code A	\$20,500			
Importance Code B	\$184,500	\$7,600	\$7,000	\$35,500
Importance Code C	\$31,200			
<b>Total</b>	<b>\$236,200</b>	<b>\$7,600</b>	<b>\$7,000</b>	<b>\$35,500</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 OLD NURSES RESIDENCE**

**Asset # : 124**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%	Now	\$352,000	LIFE	**	5	\$35,600	1	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : South Facade, North Facade</i>									
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Copper/Terne	5%	Now	\$47,400	2046	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	85%	Now	\$637,700	LIFE	**	5	\$38,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Windows									
Wood	100%	Now	\$430,900	2051	**	5	\$70,300		
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Split/Cracked, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$20,500	LIFE	**	5	\$3,800		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Copings</i>									
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Copings</i>									
Masonry: Brick	90%	Now	\$111,800	LIFE	**	5	\$4,400	1	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Corners</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls</i>									

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	95%	Now	\$182,400	2036	* *			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$104,500	2056	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Skylight Adjacent To Stair Bulkhead</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Adjacent To Stair Bulkhead</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%	Now	\$21,800	LIFE	* *	5	\$14,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$22,500	2035	* *	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	80%	Now	\$316,300	2036	* *	3	\$12,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$31,200	2029	\$103,800	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout Toilet Rooms</i>								
Plaster	95%	Now	\$114,700	LIFE	* *	5	\$19,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, 4th Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 4th Floor And Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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	15%	Now	\$56,400	2046	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor</i>								
Exposed Concrete	10%	Now	\$29,900	LIFE	**	5	\$700	
<i>Spalling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 5th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations 5th Floor</i>								
Plaster	75%	Now	\$183,100	LIFE	**	5	\$20,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fourth Floor And Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Fourth Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Raceway								
Conduit	100%			2026	\$38,500	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$32,600	5	\$600	
Wiring								
Braided Cloth	80%	2-4	\$45,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$11,200	1		
Motor Controllers								
Locally Mounted	80%			2024	\$49,000	5	\$100	
Locally Mounted	20%	2-4	\$12,300	2046	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$392,200	10	\$20,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$2,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

**Asset # : 124**

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

## Lighting

## Egress Lighting

Emergency, Service

50%

2021

\$6,500

1

Exit, Service

50%

2021

\$4,400

1

## Exterior Lighting

HID

100%

2021

\$100,100

10

\$100

## Alarm

## Security System

No Component

70%

Generic

30%

2026

\$24,100

1

\$2,700

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\* \*

1-3

\$4,500

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam /  
PRV

100%

2036

\* \*

1

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

## Conversion Equipment

Pres. Reducing

Valve/LP Steam

100%

2035

\* \*

5

\$1,400

## Distribution

Central Plant Steam

Piping/Pmp

100%

Now

\$84,000

2026

\$420,200

4

\$1,200

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

## Terminal Devices

Convactor/Radiator

100%

Now

\$26,600

2024

\$132,900

1

\$7,100

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

## Air Conditioning

## Energy Source

Electricity

100%

2034

\* \*

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 124**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
	Conversion Equipment							
	Window/Wall Unit	60%			2021	\$31,000	1	
	No Component	40%						
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2026	\$185,100	1	
	Water Heater							
	Electric	100%			2024	\$21,900	4	\$100
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2031	**	1	\$1,500
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2046	**	1-5	\$12,200

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

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Ph  
**Block** : 1734 **Lot** : 1 **BIN** : 1082173

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,165,900	\$329,600
Interior Architecture	\$508,200	\$265,500
Electrical		\$2,342,900
Mechanical	\$30,200	\$2,045,200
<b>Total</b>	<b>\$1,704,300</b>	<b>\$4,983,100</b>
Importance Code A	\$1,165,900	\$329,600
Importance Code B	\$265,700	\$4,550,000
Importance Code C	\$272,700	\$103,600
<b>Total</b>	<b>\$1,704,300</b>	<b>\$4,983,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$16,500		\$8,100	
Interior Architecture	\$54,600		\$11,400	\$4,600
Electrical	\$27,300	\$11,900	\$21,500	\$11,900
Mechanical	\$61,700	\$70,400	\$55,700	\$62,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$179,800</b>	<b>\$102,100</b>	<b>\$116,400</b>	<b>\$98,200</b>
Importance Code A	\$19,500	\$3,000	\$12,900	\$3,000
Importance Code B	\$126,600	\$99,100	\$103,500	\$95,200
Importance Code C	\$33,700			
<b>Total</b>	<b>\$179,800</b>	<b>\$102,100</b>	<b>\$116,400</b>	<b>\$98,200</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**  
**HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG**  
**Asset # : 4366**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$155,900	
Metal Panel	20%			2050	**	5-10	\$178,600	
Stucco Cement	5%			2043	**	5	\$16,200	
Window Wall	15%			2050	**	5	\$73,100	
Windows								
Aluminum	95%			2046	**	5	\$9,800	
Metal Louvers	5%			2039	**	10	\$3,200	
Parapets								
Masonry: Brick Cavity	65%	0-2	\$5,000	LIFE	**	5	\$5,000	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Metal Panel	5%			2050	**	5	\$1,500	
Stucco Cement	30%	Now	\$6,500	2043	**	5	\$3,000	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Interior Face</i>						
Roof								
Modified Bitumen	100%	0-2	\$1,088,000	2040	**			
		<i>Blisters, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over 4th Floor</i>						
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Soffits								
Cement-Fiber Panel	100%			2035	**	10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$119,700	
Ceramic Tile	5%			2039	**	5	\$9,100	
Terrazzo	30%			LIFE	**	5	\$85,500	
Vinyl Tile	50%			2035	**	3	\$34,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$43,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$41,400	
Glass: Single Pane	2%			LIFE	**	5	\$10,400	
Gypsum Board	50%			LIFE	**	5-10	\$293,400	
Metal Panel	5%			LIFE	**	10	\$7,800	
SGFT/Glazed Masonry	23%			LIFE	**	10	\$39,700	
Ceilings								
AcousTileSusp.Lay-In	65%	2-4	\$21,000	2043	**	5	\$59,300	
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Exposed Struc: Steel	20%			LIFE	**	10	\$73,000	
Gypsum Board	15%			LIFE	**	5-10	\$94,100	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Main Service Disconnect Switches Rated 1 At 2,000 Amperes, 2 At 1,200 Amperes And 1 At 1,600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2040	**	5	\$100	
Molded Case Bkrs	90%			2040	**	5	\$2,900	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$300	
Molded Case Bkrs	90%			2038	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	5%			2035	**	5		
Motor Control Center	95%			2035	**	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$37,500	
Generators								
Diesel	100%			2033	**	1	\$47,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2023	\$1,600	5	\$27,200	
Fuel Storage								
Day Tank	50%			2038	**	5	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 60 Gallon Capacity</i>								
Main Tank	50%			2045	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1,000 Gallon Capacity</i>								
Lighting								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	75%			2030	\$1,641,300	10	\$83,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$109,400	10	\$5,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	20%			2040	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : New LED Fixtures Installed In 2018.</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$32,700	1		
Exit, Service	50%			2030	\$22,200	1		
<b>Exterior Lighting</b>								
HID	100%			2030	\$502,700	10	\$400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2035	* *	1	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2035	* *	1-3	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement And Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Plant Campus Steam / PRV	100%			2050	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Martin Luther King Building</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building, Dual Fuel Gas With Four 20,000 Gallon Tanks For No. 2 Fuel</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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, Plate & Frame	50%			2033	**	1	\$30,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils</i>								
Pres. Reducing Valve/LP Steam	50%			2033	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Serves Steam Fed Coils And Heat Exchangers</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2046	**	4	\$4,500	
Central Plant Steam Piping/Pmp	50%			2050	**	4	\$4,500	
<b>Terminal Devices</b>								
Air Handler	50%			2035	**	1	\$37,700	
Convactor/Radiator	40%			2043	**	1	\$15,800	
Fan Coil Unit/Heat	10%			2035	**	1	\$3,900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2033	**	1	\$118,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : R-22</i>								
Interior Pkg Unit - Cooling	10%			2031	**	2	\$700	
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$6,000	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%			2030	\$1,258,500	1	\$67,900	
Fan Coil - 4 Pipe	10%			2030	\$291,900	1	\$3,900	
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2035	**	2	\$8,500	
Dry Cooler	10%			2038	**	2	\$8,500	
Water Cooling Tower	80%			2028	\$378,500	2	\$98,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cooling Towers</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$107,600	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Ventilation</b>								
	Exhaust Fans							
	Interior	90%			2035	**	2	\$3,400
	Roof	10%			2035	**	2	\$400
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2050	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2050	**	4	\$18,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 2 Units Each With 250 Gallon Tanks</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	0-2	\$13,000	LIFE	**	1	
				<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Near Roof Area</i>				
	Sump Pump(s)							
	Submersible	100%			2023	\$4,200	4	\$3,900
	Sewage Ejector(s)							
	Electric	100%			2030	\$35,900	4	\$7,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 2 Duplex Sets</i>				
	Backflow Preventer							
	Generic	100%			2035	**	1	\$7,500
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Three Units From 1st To 4th Floor, One Unit From Basement To 4th Floor, One Unit From Basement To Penthouse</i>				
				<i>Explanation : Five Units</i>				
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2050	**	1-5	\$61,500
	Sprinkler							
	Generic	100%			2050	**	1-2	\$34,200
	Fire Pump							
	Generic	100%			2026	\$80,300	1	\$22,800

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,056,500	\$178,200
Interior Architecture	\$707,600	\$1,689,700
Electrical	\$3,524,600	\$1,448,200
Mechanical	\$1,563,800	\$3,574,400
<b>Total</b>	<b>\$8,852,500</b>	<b>\$6,890,500</b>
Importance Code A	\$3,056,500	\$314,700
Importance Code B	\$5,643,900	\$6,515,000
Importance Code C	\$152,200	\$60,800
<b>Total</b>	<b>\$8,852,500</b>	<b>\$6,890,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$3,800		\$11,500	\$11,500
Electrical	\$20,700	\$13,500	\$13,500	\$57,000
Mechanical	\$25,500	\$14,200	\$20,500	\$15,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$73,700</b>	<b>\$51,300</b>	<b>\$69,200</b>	<b>\$107,200</b>
Importance Code A	\$300			\$4,100
Importance Code B	\$73,400	\$51,300	\$69,200	\$103,100
<b>Total</b>	<b>\$73,700</b>	<b>\$51,300</b>	<b>\$69,200</b>	<b>\$107,200</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$418,900	LIFE	**	5	\$63,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners, Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads, South Facade</i>								
Masonry: Limestone	10%	Now	\$84,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Clad	15%	Now	\$183,700	2051	**	5	\$10,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Steel	85%	Now	\$627,900	2042	**	5	\$114,700	1
<i>Air Infiltration, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$410,700	LIFE	**	5	\$21,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$62,100	LIFE	**	5	\$3,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Limestone	10%	Now	\$186,200	LIFE	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner Of 9th Floor Parapet</i>								
Roof								
Built-Up (BUR)	60%	Now	\$627,500	2036	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over 8th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	37%	Now	\$386,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$68,300	2036	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Stairwells</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Stairwells</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairwells</i>								

Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	10%			LIFE	**	5	\$44,700	
Ceramic Tile	5%	Now	\$43,200	2029	\$216,200	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilets</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Toilet Rooms</i>								
Paver: Asphalt	5%			2029	\$408,200	5	\$15,300	
Raised Access Floor	5%			2035	**	5	\$38,300	
Terrazzo	15%	Now	\$77,800	LIFE	**	5	\$23,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 8th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained From Extensive Water Damage</i>								
Vinyl Tile	45%			2026	\$853,800	3	\$34,500	
Vinyl Tile	15%			2021	\$284,600	3	\$15,300	
<b>Interior Walls</b>								
Masonry: Brick	5%			LIFE	**			
Plaster	50%			LIFE	**	5	\$43,400	
Plaster	20%	Now	\$152,200	LIFE	**	5	\$17,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 8th Floor</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2039	**	5	\$122,600	
Metal Panel	5%	Now	\$37,300	LIFE	**	5	\$12,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor Safety Department Wing</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : 6th Floor Safety Department Wing</i>								
Plaster	35%	Now	\$51,300	LIFE	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2026	\$42,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
<b>Transformers</b>								
Dry Type	100%			2024	\$17,300	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 450 Kilovolt-ampere, 208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	90%			2026	\$144,100	5	\$500	
Molded Case Bkrs	10%			2026	\$16,000	5	\$400	
<b>Raceway</b>								
Conduit	100%			2026	\$165,900	1		
<b>Panelboards</b>								
Molded Case Bkrs	95%			2025	\$124,000	5	\$3,500	
Molded Case Bkrs	5%			2034	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$183,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$52,300	1		
Thermoplastic	10%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2031	**	5	\$100	
Locally Mounted	20%	2-4	\$57,200	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	50%			2024	\$143,000	5	\$500	
Motor Control Center	20%			2024	\$48,400	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,000	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2024	\$24,600	1	\$42,500	
<b>Generators</b>								
Diesel	100%			2022	\$192,600	1	\$53,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 700 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$5,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL WOMEN'S PAVILION**  
**Asset # : 2599**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2025	\$5,500	5	\$12,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 60 Gallons Rated Capacity</i>						
Main Tank	50%			2061	**	5	\$2,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 5000 Gallons Rated Capacity</i>						
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2026	\$744,000	10	\$38,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	67%			2021	\$1,661,700	10	\$84,900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	3%			2021	\$74,400	10	\$3,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
<b>Egress Lighting</b>								
Emergency, Service	50%			2021	\$37,100	1		
Exit, Service	50%			2026	\$25,100	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$569,800	10	\$400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2026	\$136,900	1	\$15,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2021	\$468,800	1-3	\$26,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells And Horns, Manual Pull Stations</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Martin Luther King Building</i>								
<i>Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4- 20,000 Gallon Tanks For #2 Oil</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	\$93,600	5	\$8,200	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$119,600	2026	\$2,391,500	4	\$6,800	
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	20%	0-2	\$397,400	2036	**	1	\$15,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	80%			2031	**	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Manual Control</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2021	\$528,300	2	\$800	
Exterior Pkg Unit - Cooling	10%			2021	\$114,400	2	\$800	
Window/Wall Unit	70%			2021	\$206,100	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$36,000	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2026	\$25,600	2	\$9,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$15,400	
No Component	80%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	10%	Now	\$50,300	2036	**	2	\$300
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Roof	15%	Now	\$35,200	2036	**	2	\$500
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	No Component	75%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2026	\$1,053,300	1	
HW Heat Exchanger								
	Steam Fired	100%	0-2	\$112,500	2036	**	4	\$13,700
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Nurses Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Nurses Building Boiler Room</i>								
<i>Explanation : Located In Adjacent Building</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Compressed Air	100%			2046	**	4	\$2,100
Backflow Preventer								
	Generic	100%			2026	\$35,900	1	\$8,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Service</i>								
<i>Explanation : Located Away From Water Entry Point</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 8th Floor, 1 Unit From Basement To 7th Floor</i>								
<i>Explanation : Three Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$69,700
Sprinkler								
	No Component	95%						
	Generic	5%			2046	**	1-2	\$1,900

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$458,100	\$275,600
Interior Architecture	\$466,800	\$559,200
Electrical	\$196,800	\$1,067,600
Mechanical	\$572,400	\$7,531,900
<b>Total</b>	<b>\$1,694,200</b>	<b>\$9,434,200</b>
Importance Code A	\$458,100	\$275,600
Importance Code B	\$1,236,000	\$8,972,100
Importance Code C		\$186,600
<b>Total</b>	<b>\$1,694,200</b>	<b>\$9,434,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$23,100			\$3,900
Interior Architecture	\$32,600	\$26,700	\$20,100	\$47,700
Electrical	\$43,700	\$52,300	\$50,300	\$74,000
Mechanical	\$97,700	\$142,100	\$111,800	\$134,200
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$238,600</b>	<b>\$262,500</b>	<b>\$223,600</b>	<b>\$301,300</b>
Importance Code A	\$37,700	\$14,600	\$14,600	\$19,100
Importance Code B	\$200,900	\$221,200	\$209,100	\$282,200
Importance Code C		\$26,700		
<b>Total</b>	<b>\$238,600</b>	<b>\$262,500</b>	<b>\$223,600</b>	<b>\$301,300</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%	Now	\$44,900	LIFE	**	5	\$2,600	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rooms 1-122 And 1-124</i>								
Masonry: Brick Cavity	88%			LIFE	**	5	\$181,600	
Window Wall	10%	Now	\$216,800	2049	**	5	\$38,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Side Exit At 122nd Street</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Side Exit At 122nd Street</i>								
<i>Explanation : Severe Condensation Forms At Window Wall</i>								
Windows								
Aluminum	95%			2045	**	5	\$25,900	
Metal Louvers	5%			2038	**	10	\$8,500	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5	\$29,200	
Metal Rail	20%			2042	**	5-10	\$140,600	
Pre-Cast Concrete	5%	Now	\$7,600	LIFE	**	5	\$12,200	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Southeast Corner Of Building</i>								
Roof								
Single Ply Membrane	100%			2034	**	10	\$111,100	
Soffits								
Metal Panel	30%			2049	**	5-10	\$14,500	
Stucco Cement	70%	0-2	\$15,500	2042	**	5	\$6,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Into Room 1-115d</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$131,700	
Ceramic Tile	10%			2038	**	5	\$40,200	
Sheet Vinyl/Rubber	5%			2034	**	5	\$30,100	
Traffic Topping	5%	0-2	\$54,400	2024	\$271,900	5	\$12,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%			2039	**	3	\$130,500	
Interior Walls								
Ceramic Tile	10%			2042	**	5	\$53,300	
Concrete Masonry Unit	20%			LIFE	**	5	\$42,600	
Glass: Single Pane	5%			LIFE	**	5	\$20,000	
Gypsum Board	45%			LIFE	**	5	\$143,900	
Plaster	20%			LIFE	**	5	\$32,000	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	70%			2049	**	5	\$281,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$100,400	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Aluminum Picket	100%			2049	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2042	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2042	**			
<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</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 3000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2034	**	5	\$1,000	
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2039	**	5	\$1,200	
<b>Raceway</b>								
Conduit	70%			2049	**	1		
Conduit	30%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2037	**	5	\$600	
Molded Case Bkrs	30%			2037	**	5	\$2,100	
Molded Case Bkrs	60%			2045	**	5	\$4,200	
<b>Wiring</b>								
Thermoplastic	70%			2049	**	1		
Thermoplastic	30%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2042	**	5	\$500	
Variable Frequency Drive	70%			2042	**			
<b>Ground</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$3,900	
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2042	**	1	\$82,500	
<b>Generators</b>								
Diesel	100%			2038	**	1	\$103,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,600	5	\$9,900	
<b>Fuel Storage</b>								
Day Tank	50%			2045	**	5	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof At Generator</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2029	\$963,100	10	\$49,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Older Section</i>								
Fluorescent	70%			2034	**	10	\$172,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$12,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Fluorescent	5%			2034	**	10	\$12,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2034	**	1		
Exit, Battery	50%			2034	**	10	\$9,100	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Fluorescent	80%			2034	**	10	\$19,600	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Perimeter</i>							
HID	5%			2029	\$55,300	10		
LED	15%			2034	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Building Perimeter</i>							
	<i>Explanation : LED Lighting</i>							
<b>Alarm</b>								
Security System Generic	100%			2034	**	1	\$100,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection Generic, Digital	100%			2034	**	1-3	\$165,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns And Alarm Bells</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2049	**	1		
Conversion Equipment Hot Water Boiler	75%			2042	**	1	\$99,500	
	<i>Other Observation, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 2 Units</i>							
Hot Water Boiler	15%			2042	**	1	\$19,900	
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 1 Unit</i>							
Steam Boiler	10%			2042	**	1	\$26,600	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Hot Wtr Piping/Pump	100%			2045	**	4	\$19,800	
Terminal Devices Air Handler	40%			2034	**	1	\$66,400	
Air Handler	40%			2029	\$1,543,100	1	\$66,400	
Fan Coil Unit/Heat	20%			2034	**	1	\$17,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Energy Source</b>								
Electricity	40%			2045	**	1		
Natural Gas	60%			2049	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Direct Fire	60%			2029	\$3,407,900	1	\$174,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Reciprocating Compr/Chiller	40%			2034	**	1	\$49,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 2 Set Of Multi-stacks, Penthouse</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$19,800	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2034	**	1	\$82,900	
Air Handler/Cool/Ht	50%			2029	\$1,538,500	1	\$82,900	
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	40%			2034	**	2	\$74,700	
Water Cooling Tower	60%			2030	\$624,700	2	\$162,000	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,600	
<b>Exhaust Fans</b>								
Interior	80%			2034	**	2	\$6,600	
Roof	20%			2034	**	2	\$1,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2049	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2027	\$167,300	2	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Penthouse</i>								
<i>Explanation : 4 Units, No Capacities</i>								
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Penthouse</i>								
<i>Explanation : 4 Units</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Sump Pump(s) Non-Submersible	100%			2034	* *	4	\$8,500
	Sewage Ejector(s) Electric	50%	0-2	\$800	2029	\$39,500	4	\$5,300
		<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
	Electric	50%			2029	\$39,500	4	\$8,000
	Backflow Preventer Generic	100%			2029	\$69,700	1	\$16,400
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Units From Basement To 7th Floor, Penthouse; Four Units From Basement To 7th Floor</i>						
		<i>Explanation : 6 Units</i>						
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2049	* *	1-5	\$135,200
	Sprinkler Generic	100%	0-2	\$537,300	2049	* *	1-2	\$65,100
		<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Roof Tank</i>						
	Fire Pump Generic	100%			2032	* *	1	\$50,100
	Chemical System No Component Generic	98%			2027	\$600	1-3	\$100
		2%						

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$119,400	\$731,000
Interior Architecture	\$75,700	\$266,800
Electrical	\$123,800	
Mechanical		\$84,200
<b>Total</b>	<b>\$319,000</b>	<b>\$1,082,000</b>
Importance Code A	\$119,400	\$731,000
Importance Code B	\$199,500	\$226,200
Importance Code C		\$124,800
<b>Total</b>	<b>\$319,000</b>	<b>\$1,082,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$51,600
Interior Architecture		\$25,900	\$27,400	\$6,300
Electrical	\$22,000	\$27,800	\$26,100	\$37,600
Mechanical	\$47,500	\$62,700	\$51,200	\$75,200
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$99,000</b>	<b>\$146,000</b>	<b>\$134,400</b>	<b>\$200,300</b>
Importance Code A	\$7,300	\$7,300	\$7,300	\$59,300
Importance Code B	\$91,700	\$138,700	\$109,700	\$141,100
Importance Code C			\$17,300	
<b>Total</b>	<b>\$99,000</b>	<b>\$146,000</b>	<b>\$134,400</b>	<b>\$200,300</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,700	
Metal Panel	35%			2049	**	5-10	\$437,900	
Pre-Cast Concrete	50%			LIFE	**	5	\$295,700	
Window Wall	10%			2049	**	5	\$68,200	
Windows								
Aluminum	90%			2045	**	5	\$24,900	
Metal Louvers	10%			2038	**	10	\$17,300	
Parapets								
Metal Panel	30%			2049	**	5	\$15,800	
Metal Rail	10%			2049	**	5-10	\$24,500	
Pre-Cast Concrete	60%			LIFE	**	5	\$51,200	
Roof								
Single Ply Membrane	100%			2039	**	10	\$65,600	
Soffits								
Stucco Cement	100%			2042	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$66,300	
Ceramic Tile	10%			2038	**	5	\$20,200	
Traffic Topping	5%			2034	**	5	\$12,600	
Vinyl Tile	55%			2034	**	3	\$41,700	
Vinyl Tile	10%			2034	**	3	\$7,600	
Wood	5%			2057	**	5	\$18,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : This Component Is Actually Laminated Wood Flooring</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	10%			2038	**	5	\$34,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$27,700	
Glass: Single Pane	5%			LIFE	**	5	\$13,000	
Gypsum Board	60%			LIFE	**	5	\$124,800	
Ceilings								
AcousTileSusp.Lay-In	75%			2042	**	5	\$151,500	
Exposed Concrete	10%			LIFE	**	5	\$3,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$25,200	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2049	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
<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</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2042	**	5	\$500	
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$600	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	15%			2045	**	5	\$500	
Molded Case Bkrs	85%			2045	**	5	\$3,000	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$200	
Variable Frequency Drive	80%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$41,500	
Generators								
Diesel	100%			2038	**	1	\$52,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$5,000	

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Fire/Smoke Detection  
Generic, Digital

100%

2034

\* \*

1-3

\$83,200

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Natural Gas

100%

2049

\* \*

1

Conversion Equipment

Hot Water Boiler

90%

2042

\* \*

1

\$60,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Units. (2 For Heating, 1 For Both Heating And Domestic Hot Water) 3 Heat Exchangers*

Steam Boiler

10%

2042

\* \*

1

\$13,400

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

Distribution

Hot Wtr Piping/Pump

100%

2045

\* \*

4

\$10,000

Terminal Devices

Air Handler

80%

2034

\* \*

1

\$66,800

Fan Coil Unit/Heat

20%

2034

\* \*

1

\$8,700

## Air Conditioning

Energy Source

Electricity

100%

2045

\* \*

1

Conversion Equipment

Reciprocating  
Compr/Chiller

100%

2034

\* \*

1

\$62,600

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Multistacks Sets, Penthouse*

Distribution

CW & CHW Wtr  
Pipe/Pump

100%

2049

\* \*

4

\$10,000

Terminal Devices

Air Handler/Cool/Ht

100%

2034

\* \*

1

\$83,500

Heat Rejection

Air Cooled Condenser  
Unit

100%

2034

\* \*

2

\$94,000

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$75,300

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Ventilation</b>								
	Exhaust Fans							
	Interior	85%			2034	**	2	\$3,500
	Roof	15%			2034	**	2	\$600
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2049	**	1	
	Water Heater							
	Gas Fired	100%			2027	\$84,200	2	\$2,000
	HW Heat Exchanger							
	HTHW/HW	100%			2049	**		
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2034	**	4	\$8,100
	Backflow Preventer							
	Generic	100%			2034	**	1	\$8,300
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	90%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Two Units From 1st To 5th Floor, One Unit From Cellar To 6th Floor And Penthouse, One Unit From Cellar To 6th Floor</i>					
			<i>Explanation : 4 Units</i>					
	Hydraulic	10%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : One Unit From Cellar To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2049	**	1-5	\$68,000
	Sprinkler							
	Generic	100%			2049	**	1-2	\$37,800
	Fire Pump							
	Generic	100%			2038	**	1	\$25,200
	Chemical System							
	No Component	98%						
	Generic	2%			2027	\$600	1-3	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Elevator Machine Room, Kitchen Hood</i>					
			<i>Explanation : Fm-200 For Elevator Machine Room, Chemical System r-102 For Kitchen Hood</i>					

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$41,100	
<b>Total</b>	<b>\$41,100</b>	
Importance Code A	\$41,100	
<b>Total</b>	<b>\$41,100</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$500		\$3,900
Interior Architecture		\$9,600	\$8,100	\$300
Electrical	\$1,200	\$1,200	\$1,000	\$1,000
Mechanical	\$1,500	\$1,000	\$6,900	\$1,000
Site Enclosure	\$2,200			
<b>Total</b>	<b>\$4,900</b>	<b>\$12,300</b>	<b>\$15,900</b>	<b>\$6,200</b>
Importance Code A	\$700	\$1,200	\$700	\$4,500
Importance Code B	\$2,000	\$11,200	\$14,600	\$1,700
Importance Code C	\$2,200		\$700	
<b>Total</b>	<b>\$4,900</b>	<b>\$12,300</b>	<b>\$15,900</b>	<b>\$6,200</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**  
**IDA G. ISRAEL COMM HEALTH CENTER**  
**Asset # : 14935**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,900	
Masonry: Brick	73%			LIFE	**	5	\$15,000	
Stucco Cement	2%			2042	**	5	\$1,000	
Window Wall	10%			2049	**	5	\$7,700	
<b>Parapets</b>								
Masonry: Brick	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Roof Membrane</i>								
<b>Roof</b>								
Modified Bitumen	100%			2034	**	10	\$41,100	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	1%			LIFE	**	5	\$500	
Ceramic Tile	67%			2038	**	5	\$14,800	
Sheet Vinyl/Rubber	2%			2034	**	5	\$700	
Vinyl Tile	30%			2034	**	3	\$2,500	
<b>Interior Walls</b>								
Ceramic Tile	5%			2038	**	5	\$1,400	
Gypsum Board	95%			LIFE	**	5	\$16,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2042	**	5	\$17,500	
Gypsum Board	20%			LIFE	**	5	\$5,500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%	Now	\$2,200	2049	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along Driveway</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2042	**			
<b>Parking/Driveway</b>								
Asphalt	95%			2038	**			
Cast in Place Concrete	5%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2055	**	5	\$100	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$400	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,600	
Exit, LED	50%			2064	**	1		
Exterior Lighting								
HID	100%			2037	**	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	**	1	\$2,500	
Fire/Smoke Detection								
Generic, Analog	100%			2034	**	1-3	\$8,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Furnace	100%			2037	**	1	\$6,600	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$17,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	

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

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

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

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$38,900	\$130,300
Interior Architecture	\$37,600	\$387,500
Electrical	\$120,900	
Mechanical	\$47,400	\$990,900
<b>Total</b>	<b>\$244,700</b>	<b>\$1,508,600</b>
Importance Code A	\$38,900	\$130,300
Importance Code B	\$205,800	\$1,246,200
Importance Code C		\$132,100
<b>Total</b>	<b>\$244,700</b>	<b>\$1,508,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$5,300		\$30,400
Interior Architecture		\$18,500	\$12,000	
Electrical	\$12,800	\$15,200	\$16,900	\$15,400
Mechanical	\$71,500	\$43,100	\$81,200	\$39,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$99,100</b>	<b>\$96,900</b>	<b>\$125,000</b>	<b>\$99,900</b>
Importance Code A	\$3,300	\$8,500	\$5,200	\$34,000
Importance Code B	\$95,900	\$88,400	\$112,700	\$65,900
Importance Code C			\$7,100	
<b>Total</b>	<b>\$99,100</b>	<b>\$96,900</b>	<b>\$125,000</b>	<b>\$99,900</b>



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

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

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

**Asset # : 14211**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	35%			LIFE	**	5	\$35,400	
Masonry: Granite	5%			LIFE	**	5	\$3,800	
Masonry: Limestone	5%			LIFE	**	5	\$3,800	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$94,900	
Metal Panel	5%			2049	**	5-10	\$34,800	
<b>Windows</b>								
Metal Louvers	100%			2038	**	10	\$9,000	
<b>Parapets</b>								
Concrete Masonry Unit	60%			LIFE	**	5	\$6,500	
Masonry: Brick	15%			LIFE	**	5	\$1,400	
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Rail	5%			2042	**	5-10	\$8,700	
<b>Roof</b>								
IRMA/Protected Membrane	35%			2034	**	10	\$20,900	
Single Ply Membrane	65%			2034	**	10	\$38,900	
<b>Soffits</b>								
Metal Panel	50%			2049	**	5-10		
Stucco Cement	50%			2042	**	5		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$43,100	
Ceramic Tile	5%			2038	**	5	\$9,900	
Terrazzo	10%			LIFE	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Atrium</i>								
Vinyl Tile	75%			2034	**	3	\$55,500	
<b>Interior Walls</b>								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$14,200	
Concrete Masonry Unit	8%			LIFE	**	5	\$9,100	
Glass: Single Pane	30%			LIFE	**	5	\$63,900	
Gypsum Board	40%			LIFE	**	5	\$68,200	
Travertine Panels	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%			2042	**	5	\$75,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Gypsum Board	50%			LIFE	**	5	\$134,300	
Metal Panel	15%			LIFE	**	5	\$40,300	

**Site Pavements**

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

**Asset # : 14211**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Parking/Driveway								
Asphalt	100%			2038	**			
<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</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>						
Transformers								
Dry Type	100%			2042	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : Two 112.5, Two 225 Kilovolt-ampere, 480/277hv - 208 Lv</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$600	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$300	
Molded Case Bkrs	90%			2045	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	30%			2042	**	5	\$300	
Motor Control Center	70%			2042	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$40,500	
Generators								
Diesel	100%			2038	**	1	\$51,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : One 500 Kilovolt-ampere</i>						
Batteries								
Lead/Acid	100%			2023		5	\$4,900	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2045	**	5	\$24,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 550 Gallons</i>								
<hr/>								
Lighting Interior Lighting Fluorescent	70%			2034	**	10	\$84,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	25%			2034	**	10	\$30,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$6,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting Emergency, Service	55%			2034	**	1		
Emergency, Battery	5%			2034	**	10	\$1,600	
Exit, LED	35%			2057	**	1		
Exit, Service	5%			2034	**	1		
<hr/>								
Exterior Lighting HID	100%			2034	**	10	\$400	
<hr/>								
Alarm Security System No Component	70%							
Generic	30%			2034	**	1	\$14,800	
<hr/>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$24,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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 Plant Campus Steam / PRV	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Campus Steam From Adjacent Building</i>								

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

**Asset # : 14211**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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, Plate & Frame	50%			2038	**	1	\$32,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Equipment Room</i>						
		<i>Explanation : Steam To Hot Water Exchanger Serves Reheat System And Air Handlers</i>						
Pres. Reducing Valve/LP Steam	50%			2038	**	5	\$3,900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2045	**	4	\$9,700	
<b>Terminal Devices</b>								
Air Handler	50%	4+	\$47,400	2034	**	1	\$36,700	
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Various Locations - Economizer Cycle Not Working</i>						
Fan Coil Unit/Heat	50%			2034	**	1	\$21,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Reheat System</i>						
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2045	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2038	**	1	\$142,600	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units In Chiller Room In Basement</i>						
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$9,700	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2034	**	1	\$81,500	
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2027	\$511,400	2	\$132,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Located On Roof Of Adjacent Building</i>						
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,500	
<b>Exhaust Fans</b>								
Interior	100%			2029	\$479,500	2	\$4,000	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2049	**	1		

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

**Asset # : 14211**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</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%		2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units With 750 Gallon Storage</i>								
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2034	**	4	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								
Sewage Ejector(s)	Not Accessible	100%						
Fixtures	Generic	100%						
<b>Vertical Transport</b>								
Elevators	Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor To 4th Floor</i>								
<i>Explanation : 3 Units</i>								
<b>Fire Suppression</b>								
Standpipe	Generic	100%		2055	**	1-5	\$66,400	
Sprinkler	Generic	100%		2055	**	1-2	\$36,900	
Fire Pump	Generic	100%		2032	**	1	\$24,600	

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

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$492,200	\$743,400
Electrical	\$146,700	\$35,300
Mechanical	\$269,100	\$98,400
<b>Total</b>	<b>\$907,900</b>	<b>\$877,000</b>
Importance Code A	\$492,200	\$743,400
Importance Code B	\$415,800	\$133,700
<b>Total</b>	<b>\$907,900</b>	<b>\$877,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$120,300	\$7,700		
Interior Architecture	\$46,200	\$22,000	\$1,400	
Electrical	\$13,100	\$4,000	\$1,100	\$16,400
Mechanical	\$52,600	\$3,600	\$3,000	\$3,600
Site Pavements	\$23,800			
<b>Total</b>	<b>\$256,000</b>	<b>\$37,300</b>	<b>\$5,500</b>	<b>\$20,100</b>
Importance Code A	\$120,500	\$7,900	\$200	\$400
Importance Code B	\$108,600	\$29,500	\$5,300	\$19,700
Importance Code C	\$26,900			
<b>Total</b>	<b>\$256,000</b>	<b>\$37,300</b>	<b>\$5,500</b>	<b>\$20,100</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 AUDITORIUM ROTUNDA**  
**Asset # : 82**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$13,000	
Masonry: Brick	80%	Now	\$293,100	LIFE	**	5	\$44,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stage Wall</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda Wall At Flat Roof Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stage Wall</i>								
Masonry: Limestone	10%	Now	\$199,000	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Window Wall	5%	Now	\$7,300	2049	**	5	\$5,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%			2037	**	5	\$1,700	
Parapets								
Masonry: Brick	65%	Now	\$25,600	LIFE	**	5	\$4,100	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flat Roof Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Parapet</i>								
Metal Rail	10%			2042	**	5-10	\$11,300	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Flat Roof Area.</i>								
<i>Explanation : Rail Was Separated At Solid Corner Joint.</i>								
Pre-Cast Concrete	25%	Now	\$3,000	LIFE	**	5	\$9,800	1
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Copings At Flat Roof</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping Joints At Flat Roof</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	94%	Now	\$34,900	2029	\$698,900			
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Flat Roof Area</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Curved Flat Roof.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium, Mechanical Room</i>								
Skylight, Metal/Glass	6%	Now	\$20,800	2039		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lantern Located On Flat Roof</i>								
<i>Explanation : Glazing Joints Missing/ Cracked</i>								
Soffits								
Cast in Place Concrete	75%	Now	\$12,500	LIFE		**	5	\$20,300
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Masonry: Limestone	25%	Now	\$16,100	LIFE		**	5	\$1,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Being Supported By Wood Bracing</i>								
Interior								
Floors								
Carpet	45%			2028	\$359,300		3	\$38,700
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Front Of Stage</i>								
Cast in Place Concrete	5%	0-2	\$1,600	LIFE		**	5	\$6,300
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2038		**	5	\$2,900
Terrazzo	15%	4+	\$8,700	LIFE		**	5	\$6,700
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations.</i>								
Vinyl Tile	15%			2034		**	3	\$3,200
Wood	15%			2057		**	5	\$16,100

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	\$2,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,500	
Masonry: Brick	55%			LIFE	**			
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Auditorium</i>								
Mosaic Tile	2%			LIFE	**			
Plaster	18%	Now	\$3,100	LIFE	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mens Dressing Room</i>								
Wood	5%			LIFE	**	5	\$7,700	
<b>Ceilings</b>								
Exposed Concrete	20%			LIFE	**	5	\$1,800	
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Breezeway/ Entry Overhang</i>								
Plaster	80%	Now	\$32,800	LIFE	**	5	\$28,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Back To Middle Ceiling Area</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Free Standing Walls</b>								
Concrete Masonry Unit	100%			2049	**			
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	4+	\$3,100	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$20,700	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Rear</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Near Landing Pad</i>								
<i>Explanation : Loose Steel Plate Over Excavation.</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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.  
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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Molded Case Bkrs	100%			2029	\$1,600	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Electrical Closet</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$35,300	5	\$300	
Raceway								
Conduit	100%			2029	\$34,200	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$16,300	5	\$300	
Wiring								
Braided Cloth	40%	2-4	\$12,100	2054	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	60%			2029	\$18,200	1		
Motor Controllers								
Locally Mounted	100%			2027	\$33,000	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2034	**	1	\$3,500	
Generators								
Diesel	100%			2038	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Generator Room</i>						
		<i>Explanation : One 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$400	
Fuel Storage								
Day Tank	100%			2037	**	5	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 200 Gallons</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$1,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Fluorescent	10%			2024	\$12,500	10	\$1,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	80%			2024	\$99,700	2	\$200	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Lighting

## Egress Lighting

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

## Exterior Lighting

HID	100%			2024	\$47,000	10		
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## Alarm

## Fire/Smoke Detection

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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

Heat Exchanger, Plate & Frame	40%			2025	\$6,700	1	\$2,300	
Pres. Reducing Valve/LP Steam	60%			2025	\$4,600	5	\$400	

## Distribution

Hot Wtr Piping/Pump	40%	4+	\$1,500	2037	**	4	\$200	
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*Broken, Extent : Severe, Area Affected : 30%*  
*Location : One Pump Fails And Needs To Be Replaced*  
*Leak Evident, Extent : Light, Area Affected : 10%*  
*Location : Expansion Tank Leaking*

Central Plant Steam Piping/Pmp	60%	0-2	\$23,700	2039	**	4	\$300	
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*Malfunctioning, Extent : Moderate, Area Affected : 100%*  
*Location : Condensate Pump In Mechanical Pit*

## Terminal Devices

Air Handler	60%	4+	\$39,300	2029	\$98,400	1	\$3,800	
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*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*

Convactor/Radiator	40%			2027	\$25,000	1	\$1,500	
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## 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building</i>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$99,000	1	\$5,300	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2029	\$14,200	4	\$800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$130,800	1	\$7,100	
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$7,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,400	
Exhaust Fans								
Interior	20%	4+	\$8,300	2039	**	2	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Roof	80%	Now	\$15,500	2039	**	2	\$200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2029	\$18,600	4	\$1,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$1,200	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backflow Preventer								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations</i>								
Fixtures								
Generic	100%							

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

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,466,400	\$734,800
Interior Architecture	\$1,292,700	\$7,700,000
Electrical	\$4,086,300	\$8,348,600
Mechanical	\$12,492,700	\$9,086,200
<b>Total</b>	<b>\$19,338,100</b>	<b>\$25,869,600</b>
Importance Code A	\$1,540,300	\$906,400
Importance Code B	\$17,797,900	\$24,731,900
Importance Code C		\$231,300
<b>Total</b>	<b>\$19,338,100</b>	<b>\$25,869,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$32,700	\$11,800		\$20,000
Interior Architecture	\$69,300	\$13,600	\$56,800	\$88,400
Electrical	\$64,100	\$87,100	\$83,100	\$69,400
Mechanical	\$198,600	\$303,400	\$237,200	\$289,900
Site Enclosure	\$5,900			
Site Pavements	\$34,900			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
<b>Total</b>	<b>\$543,800</b>	<b>\$554,100</b>	<b>\$515,300</b>	<b>\$605,800</b>
Importance Code A	\$41,700	\$20,700	\$9,000	\$30,600
Importance Code B	\$461,200	\$533,300	\$476,700	\$575,200
Importance Code C	\$40,800		\$29,600	
<b>Total</b>	<b>\$543,800</b>	<b>\$554,100</b>	<b>\$515,300</b>	<b>\$605,800</b>



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

**Asset # : 55**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%	0-2	\$817,900	LIFE	**	5	\$496,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Much Of The Staining And Lintel Erosion Is From Window Air Conditioning Unit Condensation.</i>								
Masonry: Granite	5%			LIFE	**	5	\$20,000	
Metal Panel	2%			2049	**	5-10	\$73,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Rear Entrance</i>								
Windows								
Aluminum	100%			2037	**	5	\$281,300	
Parapets								
Masonry: Brick	85%	Now	\$279,200	LIFE	**	5	\$44,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$29,800	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 12th Floor Roof Parapet</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%			2042	**	5-10	\$20,200	

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

**Asset # : 55**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	15%			2034	**	10	\$44,000	
Modified Bitumen	85%	Now	\$184,700	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above 14th Floor</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 12th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 12th Floor Roof</i>								
Soffits								
Cast in Place Concrete	75%			LIFE	**	5	\$27,900	
Stucco Cement	25%	Now	\$2,900	2034	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Emergency Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$123,500	LIFE	**	5	\$237,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			2038	**	5	\$54,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets</i>								
Quarry Tile	5%	0-2	\$34,100	2042	**	5	\$40,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Terrazzo	5%			LIFE	**	5	\$42,500	
Vinyl Tile	65%	Now	\$656,300	2029	\$6,563,000	3	\$265,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Vinyl Tile 9" X 9"	10%			2034	**	3	\$40,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 55**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$59,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$23,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
Gypsum Board	10%			LIFE	**	5	\$71,200	
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$160,100	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$15,400	2034	**	5	\$43,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	37%			2049	**	5	\$402,400	
Exposed Concrete	10%			LIFE	**	5	\$17,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement Levels.</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Basement And Sub-basement.</i>								
Metal Panel	5%	Now	\$19,800	LIFE	**	5	\$68,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Emergency Generator Room.</i>								
Plaster	40%	Now	\$311,700	LIFE	**	5	\$271,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	50%	Now	\$5,900	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	50%			2049	**			
Retaining Walls								
Cast in Place Concrete	50%			2064	**			
Masonry: Brick	50%			2049	**			
Site Pavements								

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

**Asset # : 55**

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

**Site Pavements**

**On-Site Walkways**

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

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

*Location : Throughout*

**Parking/Driveway**

Asphalt	100%	0-2	\$34,900	2032		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Ponding, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Potholes, Extent : Light, Area Affected : 5%*

*Location : Throughout*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2029	\$171,600	5	\$3,200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room Basement*

*Explanation : Three 4,000 Ampere And Six 3,000 Ampere Main Disconnect Switches For A,B,C,D Services*

**Transformers**

Dry Type	100%			2027	\$17,300	5	\$2,700	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room Basement*

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

**Switchgear / Switchboard**

Air Circuit Breaker	50%			2029	\$346,900	5	\$1,900	
Fused Disc Sw	50%			2029	\$346,900	5	\$1,600	

**Raceway**

Conduit	90%			2029	\$766,900	1		
Conduit	5%			2049	**	1		
Tray	5%			2027	\$42,600	1		

**Panelboards**

Fused Disc Sw	2%			2045	**	5	\$300	
Fused Disc Sw	10%			2028	\$78,300	5	\$1,700	
Molded Case Bkrs	5%			2045	**	5	\$1,000	
Molded Case Bkrs	83%			2028	\$650,300	5	\$16,100	

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**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</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>Under 600 Volts</b>								
<b>Wiring</b>								
	Braided Cloth	60%	2-4	\$787,600	2054	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Up To Penthouse</i>						
	Thermoplastic	35%			2029	\$459,400	1	
	Thermoplastic	5%			2049	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	20%			2027		5	\$1,000
	Motor Control Center	80%			2027	\$1,237,900	5	\$16,100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$10,800
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	40%			2042	**	1	\$90,700
	Automatic	50%			2027	\$135,100	1	\$113,400
	Manual	10%			2029		5	\$300
<b>Generators</b>								
	Diesel	50%			2025		1	\$142,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : Two 1,250 Kilowatts</i>						
	Diesel	50%			2038	**	1	\$142,700
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : Two 1,000 Kilowatts</i>						
<b>Fuel Storage</b>								
	Day Tank	15%			2045	**	5	\$20,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : Two 275 Gallons</i>						
	Day Tank	15%			2028	\$8,600	5	\$20,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : Two 227 Gallons</i>						
	Main Tank	70%			2032	**	5	\$14,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Fuel Storage Room Basement</i>						
		<i>Explanation : Two 10,000 Gallons</i>						

**Lighting**

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

**Asset # : 55**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	65%			2034	**	10	\$433,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Form Basement To The 14th Floor</i>								
Fluorescent	30%			2029	\$3,912,900	10	\$199,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : From Basement To Penthouse Room</i>								
Fluorescent	5%			2034	**	10	\$33,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Desk And Elevator Lobby From 1st To 14th Floor</i>								
<b>Egress Lighting</b>								
Emergency, Service	20%			2024	\$78,100	1		
Emergency, Service	40%			2034	**	1		
Exit, LED	5%			2064	**	1		
Exit, Service	30%			2024	\$79,300	1		
Exit, Service	5%			2034	**	1		
<b>Exterior Lighting</b>								
HID	80%			2024	\$2,431,400	10	\$1,800	
LED	20%			2034	**			
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2032	**	5	\$3,100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2024	\$243,500	1	\$27,500	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$136,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Provided By Adjacent Building 6</i>								

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

**Asset # : 55**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	25%			2038	**	1	\$89,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Reheats And Unit Heaters</i>								
Pres. Reducing Valve/LP Steam	75%	4+	\$73,800	2032	**	5	\$16,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%	4+	\$139,000	2028	\$463,300	4	\$14,300	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mechanical Room</i>								
Central Plant Steam Piping/Pmp	60%	Now	\$754,600	2039	**	4	\$21,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Pipe Near Pressure Reducing Valve In Sub-basement Steam Room</i>								
<b>Terminal Devices</b>								
Air Handler	25%			2024	\$2,612,400	1	\$112,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Air Handler	25%			2034	**	1	\$112,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Mechanical Equipment Rooms</i>								
Convactor/Radiator	30%			2034	**	1	\$70,400	
Fan Coil Unit/Heat	20%			2024	\$2,225,900	1	\$46,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	80%			2045	**	1		
Steam/HW System	20%			2039	**	1		

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

**Asset # : 55**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Absorption Chiller/Steam/HW	25%			2025	\$4,387,500	1	\$196,600
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Penthouse</i>				
				<i>Explanation : 2 Absorption Chillers</i>				
	Centrifugal, Elec Chiller	60%	4+	\$1,009,200	2032	**	1	\$424,600
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room On The Thirteenth Floor</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room On The Thirteenth Floor</i>				
				<i>Explanation : 3 Units Working At Reduced Capacity</i>				
	Window/Wall Unit	15%			2024	\$232,300	1	
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	60%			2049	**	4	\$32,200
	No Component	40%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	30%			2037	**	1	\$134,800
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Fan Room</i>				
	Air Handler/Cool/Ht	30%			2024	\$2,500,300	1	\$134,800
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Fan Room</i>				
	No Component	40%						
<b>Heat Rejection</b>								
	Water Cooling Tower	80%			2030	\$2,256,100	2	\$585,000
	No Component	20%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$405,200
<b>Exhaust Fans</b>								
	Interior	95%	4+	\$2,511,600	2039	**	2	\$16,900
				<i>On Extended Life, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Various Locations</i>				
	Roof	5%			2024	\$61,700	2	\$1,100
<b>Plumbing</b>								
	H/C Water Piping Brass/Copper	100%	4+	\$277,000	2039	**	1	
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Sub-basement</i>				

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

**Asset # : 55**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Steam Fired	100%			2029	\$1,183,400	4	\$107,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units With 1,000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2029	\$114,900	4	\$23,400	
Sewage Ejector(s) Electric	100%			2029	\$217,100	4	\$44,000	
Backflow Preventer Generic	100%			2029	\$188,800	1	\$44,500	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units Serve Basement To 11th Floor, 5 Units Serve Basement To 12th Floor, 2 Units Serve Basement To 6th Floor</i>								
<i>Explanation : Ten Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2049	* *	1-5	\$366,400	
Sprinkler No Component Generic	70%			2049	* *	1-2	\$61,100	
Fire Pump Generic	100%			2038	* *	1	\$135,700	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,436,500	\$566,200
Interior Architecture	\$709,500	\$2,139,300
Electrical	\$1,669,100	\$2,101,600
Mechanical	\$1,703,700	\$1,279,000
<b>Total</b>	<b>\$6,518,800</b>	<b>\$6,085,900</b>
Importance Code A	\$2,436,500	\$652,000
Importance Code B	\$3,751,000	\$5,239,400
Importance Code C	\$331,200	\$194,500
<b>Total</b>	<b>\$6,518,800</b>	<b>\$6,085,900</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$47,500	\$26,000		\$21,400
Interior Architecture	\$62,400	\$27,200	\$50,600	\$1,900
Electrical	\$22,000	\$35,500	\$24,500	\$91,800
Mechanical	\$44,700	\$37,600	\$38,800	\$75,200
Site Enclosure	\$3,800			
Site Pavements	\$31,000			
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
<b>Total</b>	<b>\$262,700</b>	<b>\$177,600</b>	<b>\$165,200</b>	<b>\$241,700</b>
Importance Code A	\$53,100	\$34,900	\$5,600	\$27,400
Importance Code B	\$132,600	\$142,700	\$159,600	\$214,300
Importance Code C	\$76,900			
<b>Total</b>	<b>\$262,700</b>	<b>\$177,600</b>	<b>\$165,200</b>	<b>\$241,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**

**Asset # : 56**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$71,200		
Masonry: Brick	86%	Now	\$1,613,600	LIFE	**	5	\$244,900		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>									
<i>Location : From Window Air Conditioning Units, Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Metal Panel	2%	2-4	\$2,200	2039	**	5	\$10,700		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>									
<i>Location : Penthouse</i>									
Granite Panels	3%			LIFE	**	5	\$6,400		
Window Wall	4%			2049	**	5	\$42,700		
Windows									
Aluminum	93%	Now	\$670,700	2045	**	5	\$18,300		
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout, 2nd Floor, Penthouse, 3rd Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Metal Louvers	5%	Now	\$12,800	2032	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 3rd Floor Machine Room</i>									
Steel	2%	Now	\$22,500	2045	**	5	\$4,900		1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Stairs</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Stairs</i>									

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

**Asset # : 56**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$20,100	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
Metal Panel	5%	Now	\$9,900	2049	**	5	\$2,300	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Upper And Lower Roofs</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Metal Rail	10%			2042	**	5-10	\$42,700	
Roof								
Modified Bitumen	60%	Now	\$56,300	2034	**			
	<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Stair Bulkhead, 13th Floor</i>							
	<i>Ponding, Extent : Light, Area Affected : 2%</i>							
	<i>Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Lower Roof Above 3rd Floor</i>							
Traffic Topping	40%			2029	\$168,000	10	\$42,200	
Soffits								
Cast in Place Concrete	35%	Now	\$49,100	LIFE	**	5	\$39,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse, Loading Dock</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Loading Dock</i>							
Stucco Cement	65%	Now	\$46,800	2034	**	5	\$18,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Entrance And 1st Floor Balcony</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							

Interior

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

**Asset # : 56**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2028	\$434,000	3	\$46,700	
Cast in Place Concrete	5%			LIFE	**	5	\$34,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$16,500	2038	**	5	\$7,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Granite Panels	5%			LIFE	**	5	\$11,700	
Quarry Tile	5%			2042	**	5	\$23,400	
Raised Access Floor	5%			2038	**	5	\$58,400	
Terrazzo	5%			LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	55%			2029	\$1,590,100	3	\$64,200	
Vinyl Tile 9" X 9"	5%	0-2	\$93,600	2029	\$187,300	3	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	9%	Now	\$56,700	2032	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
Concrete Masonry Unit	10%	0-2	\$20,300	LIFE	**	5	\$16,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
Marble Panels	9%			LIFE	**			
Plaster	35%	2-4	\$25,700	LIFE	**	5	\$43,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library, 11th And 13th Floor At Windows</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 11th And 13th Floor At Windows</i>								
SGFT/Glazed Masonry	28%			LIFE	**			
Wood	9%	Now	\$274,500	LIFE	**	5	\$150,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Training</i>								
<i>Explanation : Delaminating</i>								

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

**Asset # : 56**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	35%			2034	**	5	\$109,000	
AcousTileSusp.Lay-In	35%	Now	\$96,300	2042	**	5	\$54,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13th Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout, 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Floor Corridor</i>								
Plaster	30%	Now	\$133,900	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gymnasium, Library</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Free Standing Walls</b>								
Concrete Masonry Unit	100%			2049	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	25%			2064	**			
Masonry: Brick	75%	Now	\$3,800	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Plaza</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Plaza</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Plaza</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	45%	0-2	\$5,100	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	55%	Now	\$25,900	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Plaza</i>								
<b>Parking/Driveway</b>								
Asphalt	100%			2038	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2029	\$42,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2029	\$42,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Amperes And One 2,000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2027	\$17,300	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement</i>								
<i>Explanation : One 500 Kilovolt-ampere 480Volt-208/120 Volt</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	80%			2029	\$298,800	5	\$4,800	
Molded Case Bkrs	20%			2049	**	5	\$1,200	
<b>Raceway</b>								
Conduit	95%			2029	\$404,700	1		
Conduit	5%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2028	\$39,200	5	\$500	
Molded Case Bkrs	75%			2028	\$293,800	5	\$4,500	
Molded Case Bkrs	15%			2045	**	5	\$900	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$328,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2049	**	1		
Thermoplastic	30%			2029	\$196,900	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2027	\$163,400	5	\$300	
Motor Control Center	80%			2027	\$619,000	5	\$4,900	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2034	**	1	\$69,500	
<b>Generators</b>								
Diesel	100%			2032	**	1	\$87,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Two 1250 Kilovolt-ampere And One 375 Kilovolt-ampere</i>								
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$8,400	

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

**Asset # : 56**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Fuel Storage</b>								
Day Tank	30%			2045	**	5	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : Three 250 Gallon Tanks</i>								
Main Tank	70%			2044	**	5	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 4,000 Gallon Main Tanks</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2024	\$202,700	10	\$10,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2034	**	10	\$10,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby 1st Floor And In Front Of The Elevator On Each Floor</i>								
Fluorescent	90%			2034	**	10	\$186,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2034	**	1		
Emergency, Battery	10%			2024	\$33,300	10	\$5,500	
Exit, Service	30%			2024	\$24,600	1		
Exit, Service	10%			2034	**	1		
<b>Exterior Lighting</b>								
HID	100%			2024	\$931,100	10	\$700	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2032	**	5	\$6,600	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$25,300	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$41,700	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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.

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

**Asset # : 56**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided By Adjacent Building 6</i>						
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2032	**	1	\$55,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Heat Exchanger Serves Hot Water Heating System</i>						
Pres. Reducing Valve/LP Steam	50%			2032	**	5	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Pressure Reducing Valve Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System</i>						
Distribution								
Hot Wtr Piping/Pump	80%			2045	**	4	\$13,400	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Recent Repipe Of Entire System</i>						
Central Plant Steam Piping/Pmp	20%	0-2	\$234,500	2029	\$781,700	4	\$2,200	
		<i>Corroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Various Locations</i>						
Terminal Devices								
Air Handler	20%	Now	\$649,500	2039	**	1	\$25,100	
		<i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Fan Room</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Fan Room</i>						
		<i>Explanation : Equipment On Extended Life With Evidence Of Severe Steam Coil Leaks</i>						
Convactor/Radiator	80%			2034	**	1	\$58,300	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2038	**	1	\$97,700	
Window/Wall Unit	60%	4+	\$57,700	2024	\$288,700	1		
		<i>Damaged, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : 30 Percent Of Units Need Replacement</i>						

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

**Asset # : 56**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Terminal Devices</b>								
Air Handler/Cool/Ht	5%			2029	\$129,500	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Data Center</i>								
<i>Explanation : Air Handler</i>								
No Component	95%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$50,400	
No Component	60%							
<b>Exhaust Fans</b>								
<b>Interior</b>								
	96%	Now	\$473,200	2039	**	2	\$5,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Roof	4%			2024	\$15,300	2	\$300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
<b>Brass/Copper</b>								
	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Booster Pump To Get Water To Higher Floors</i>								
<b>HW Heat Exchanger</b>								
<b>Steam Fired</b>								
	100%			2029	\$367,800	4	\$33,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 1,000 Gallon Storage Tank</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
<b>Not Accessible</b>								
	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Facility Engineer Reports Pumps Not Working</i>								
<b>Backflow Preventer</b>								
<b>Not Accessible</b>								
	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Entire Site</i>								
<i>Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								

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**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</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>
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Basement To 13th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$113,900
Sprinkler								
	No Component	90%						
	Generic	10%			2049	**	1-2	\$6,300
Fire Pump								
	No Component	90%						
	Generic	10%	2-4	\$1,500	2032	**	1	\$3,800
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Pump Room</i>								
Chemical System								
	Generic	100%			2027	\$28,500	1-3	\$4,000

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$616,100	\$260,800
Interior Architecture	\$505,000	\$1,384,400
Electrical	\$352,200	
Mechanical	\$451,000	\$1,735,500
<b>Total</b>	<b>\$1,924,200</b>	<b>\$3,380,700</b>
Importance Code A	\$616,100	\$260,800
Importance Code B	\$1,250,100	\$2,656,300
Importance Code C	\$58,100	\$463,600
<b>Total</b>	<b>\$1,924,200</b>	<b>\$3,380,700</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$17,400	\$8,100		\$26,200
Interior Architecture	\$29,100			\$54,500
Electrical	\$42,000	\$48,600	\$46,200	\$40,200
Mechanical	\$184,000	\$232,400	\$184,900	\$225,200
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
<b>Total</b>	<b>\$358,300</b>	<b>\$374,800</b>	<b>\$316,700</b>	<b>\$431,800</b>
Importance Code A	\$53,600	\$44,200	\$36,100	\$63,300
Importance Code B	\$304,700	\$330,500	\$280,600	\$368,500
<b>Total</b>	<b>\$358,300</b>	<b>\$374,800</b>	<b>\$316,700</b>	<b>\$431,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**

**Asset # : 14113**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	25%	Now	\$292,200	LIFE	**	5	\$40,600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Rear Facade</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Efflorescence, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Fiberglass Panel	10%			2038	**	5	\$97,500		
Masonry: Brick	50%			LIFE	**	5	\$130,000		
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%	Now	\$5,100	2049	**	5	\$24,400		
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Underside Of Metal Canopy</i>									
Metal Coiling Doors	2%			2042	**	5	\$16,200		
Stucco Cement	3%	Now	\$12,300	2042	**	5	\$9,700		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Stucco Overhang At Main Entry</i>									
Window Wall	5%			2049	**	5	\$48,700		
Windows									
Aluminum	85%			2045	**	5	\$37,600		
Metal Louvers	15%			2038	**	10	\$41,500		
Parapets									
Concrete Masonry Unit	45%			LIFE	**	5	\$9,500		
Masonry: Brick	50%			LIFE	**	5	\$9,300		
<i>Efflorescence, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Metal Panel	5%			2049	**	5	\$3,600		
Roof									
Plaza Roof: Stone Panels	5%			2049	**				
Single Ply Membrane	95%	4+	\$275,100	2034	**				
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	10%	4+	\$29,100	LIFE	**	5	\$112,300		
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout Mechanical Room</i>									
Granite Panels	5%			LIFE	**	5	\$19,300		
Vinyl Tile	85%	4+	\$81,000	2034	**	3	\$163,600		
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridor By Loading Dock Area In Basement</i>									

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

**Asset # : 14113**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	20%			LIFE	**	5	\$78,900	
Gypsum Board	65%	Now	\$58,100	LIFE	**	5	\$384,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 4th Floor Mechanical Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
Masonry: Brick	10%			LIFE	**			
Masonry: Fieldstone	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2042	**	5	\$205,300	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	40%			LIFE	**	5	\$256,700	
Wood	10%	Now	\$263,200	LIFE	**	5	\$449,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Delaminated/ Missing Wood Panels In Main Entry Lobby</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Misaligned</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2049	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 4,000, Four 2,000 And Two 1,000 Main Disconnect Switches. One 600 Ampere Main Disconnect Switch For Fire Pump</i>								
<b>Transformers</b>								
Dry Type	90%			2042	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 112.5, One 75, One 45 And One 30 Kilovolt-ampere</i>								
Dry Type	10%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 15 Kilovolt-ampere Transformer For Fire Alarm</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	50%			2049	**	5	\$1,000	
Fused Disc Sw	50%			2049	**	5	\$800	
<b>Raceway</b>								
Conduit	100%			2049	**	1		

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

**Alarm**

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

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**HEALTH AND HOSPITALS CORP. - 819  
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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

No Component

70%

Generic

30%

2034

\*\*

1

\$43,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\*\*

1-3

\$71,000

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

100%

Fuel

2049

\*\*

1

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

*Location : Boiler Room*

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

*Location : Parking Lot*

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

Conversion Equipment

Heat Exchanger, Plate &

Frame

10%

2038

\*\*

1

\$19,000

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

*Location : Boiler Room*

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

Steam Boiler

90%

2042

\*\*

1

\$342,300

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

*Location : Basement*

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

Distribution

Hot Wtr Piping/Pump

40%

2045

\*\*

4

\$11,400

Central Plant Steam

60%

2049

\*\*

4

\$17,000

Piping/Pmp

Terminal Devices

Air Handler

80%

2034

\*\*

1

\$190,000

Fan Coil Unit/Heat

20%

2034

\*\*

1

\$24,800

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

*Location : Throughout*

*Explanation : Re-heat System*

**Air Conditioning**

Energy Source

Electricity

100%

2051

\*\*

1

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2032	**	1	\$415,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Two Chillers / R-123</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2049	**	4	\$28,400	
Terminal Devices								
Air Handler/Cool/Ht	100%	4+	\$88,100	2034	**	1	\$213,700	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Heat Rejection								
Water Cooling Tower	100%			2030	\$1,490,400	2	\$386,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Cell Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$214,100	
Exhaust Fans								
Interior	50%	4+	\$34,900	2034	**	2	\$4,700	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : B-1 Make-up Air Fan Needs Repair</i>								
Roof	50%			2034	**	2	\$5,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Booster Pumps</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$312,700	2049	**	4	\$38,000	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hot Water Supplied By Building 1</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 1</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building 1</i>								
<i>Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	\$99,800	1	\$23,500	

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

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

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

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

**Asset # : 14113**

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

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

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

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$124,700	\$44,800
Interior Architecture	\$35,700	
Electrical	\$53,000	
Mechanical	\$49,100	
<b>Total</b>	<b>\$262,600</b>	<b>\$44,800</b>
Importance Code A	\$124,700	\$44,800
Importance Code B	\$102,100	
Importance Code C	\$35,700	
<b>Total</b>	<b>\$262,600</b>	<b>\$44,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$42,800	\$700		\$1,800
Interior Architecture	\$35,800	\$800	\$400	\$400
Electrical	\$6,600	\$500	\$400	\$32,400
Mechanical	\$9,600	\$600	\$600	\$15,300
Site Pavements	\$25,400			
<b>Total</b>	<b>\$120,100</b>	<b>\$2,600</b>	<b>\$1,500</b>	<b>\$50,000</b>
Importance Code A	\$42,800	\$700		\$1,900
Importance Code B	\$51,900	\$1,800	\$1,500	\$48,100
Importance Code C	\$25,400			
<b>Total</b>	<b>\$120,100</b>	<b>\$2,600</b>	<b>\$1,500</b>	<b>\$50,000</b>



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

**Asset # : 58**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Masonry: Brick	80%	Now	\$50,400	LIFE	**	5	\$7,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Window Sills, West Elevation</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : From Car Impacts At West Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2039	**	5-10	\$6,600	
Metal Sect. OHD	5%			2042	**	5	\$1,500	
<b>Windows</b>								
Aluminum	100%	Now	\$74,400	2037	**	5	\$1,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Next To Garage Door.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Window By Garage Door.</i>								
<i>Explanation : Window Sill Lifted Up.</i>								
<b>Roof</b>								
Roll Roofing	100%	Now	\$13,500	2025	\$44,800	5	\$8,300	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Soffit Areas.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Soffits Are Broken Through With Water Running From Them.</i>								
<b>Soffits</b>								
Stucco Cement	100%	Now	\$29,400	2034	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

**Interior**

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

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

**Asset # : 58**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	75%	Now	\$14,200	LIFE	**	5	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Severe Staining From Rusted Water.</i>								
Ceramic Tile	5%			2038	**	5	\$800	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet</i>								
Vinyl Tile	20%	Now	\$6,200	2034	**	3	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	15%			LIFE	**	5	\$1,200	
Plaster	15%			LIFE	**	5	\$600	
SGFT/Glazed Masonry	65%	Now	\$35,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entry</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2042	**	5	\$1,700	
Exposed Concrete	10%	Now	\$5,900	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement</i>								
Plaster	80%	2-4	\$9,500	LIFE	**	5	\$8,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Corridor</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			

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

**Asset # : 58**

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

Site Enclosure

Retaining Walls

Cast in Place Concrete      100%                2064      \* \*

*Other Observation, Extent : Moderate, Area Affected : 10%*

*Location : Areaway*

*Explanation : Cover Rusting*

Site Pavements

On-Site Walkways

Cast in Place Concrete      100%      Now      \$3,200      2042      \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Loading Dock*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Loading Dock*

Parking/Driveway

Asphalt      100%      Now      \$22,200      2032      \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Ponding, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Potholes, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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      50%                2029      \$800      5

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

*Location : Electrical Room Basement*

*Explanation : One 1200 Ampere Main Disconnect Switch*

Molded Case Bkrs      50%                2029      \$800      5      \$200

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

*Location : Electrical Room Basement*

*Explanation : One 1200 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs      100%                2029      \$26,700      5      \$300

Raceway

Conduit      90%                2029      \$3,700      1

Conduit      10%                2039      \* \*      1

Panelboards

Fused Disc Sw      10%                2028      \$800      5

Molded Case Bkrs      70%                2028      \$5,700      5      \$200

Molded Case Bkrs      20%                2037      \* \*      5      \$100

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

**Asset # : 58**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Braided Cloth	70%	2-4	\$6,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2039	**	1		
Motor Controllers								
Locally Mounted	80%			2027	\$12,600	5	\$100	
Locally Mounted	20%			2034	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$18,400	10	\$7,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Fluorescent	30%			2034	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	10%			2037	**	10	\$1,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Egress Lighting								
Emergency, Service	40%			2024	\$2,800	1		
Emergency, Service	15%			2034	**	1		
Emergency, Service	5%			2037	**	1		
Exit, Service	40%			2029	\$1,500	1		
Exterior Lighting								
HID	100%			2024	\$53,000	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$8,500	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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

**Asset # : 58**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Plant Campus Steam / PRV	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Supplied From Adjacent Building</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2049	**	4	\$1,000	
<b>Terminal Devices</b>								
Convactor/Radiator	60%			2034	**	1	\$2,500	
Unit Heater - Steam	40%	4+	\$3,800	2029	\$18,800	4	\$500	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	10%			2023	\$49,100	2	\$100	
Window/Wall Unit	30%			2024	\$8,200	1		
No Component	60%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2034	**	2	\$900	
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
No Component	90%							
<b>Exhaust Fans</b>								
Interior	10%			2024	\$4,700	2		
Roof	10%	Now	\$2,200	2039	**	2		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Toilet Exhaust Fan</i>								
Wall Unit	40%			2024	\$1,900	2	\$200	
No Component	40%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2039	**	1		
<b>Water Heater</b>								
Electric	100%			2027	\$11,600	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Gallon Unit</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		

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

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

**Asset # : 58**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Storm Drain Piping Cast Iron	100%	0-2	\$2,700	LIFE	**	1	
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2029	\$2,000	4	\$400
<i>Broken, Extent : Light, Area Affected : 50%</i>								
<i>Location : Facility Engineer Claims Units Do Not Work</i>								
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sump Pump Operation Not Observed On Day Of Survey</i>								
	Backflow Preventer Not Accessible	100%						
	Fixtures Generic	100%						
<b>Fire Suppression</b>								
	Sprinkler No Component	60%						
	Generic	40%			2049	**	1-2	\$1,400

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2  
**Address** : 1920 SEMINOLE AVENUE AND EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998  
**Area Sq Ft** : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 01-Feb-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,6  
**Block** : 4205 **Lot** : 1 **BIN** : 2097551

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,090,100	\$483,500
Interior Architecture	\$103,700	
Electrical	\$529,400	\$451,400
Mechanical	\$202,800	\$55,500
<b>Total</b>	<b>\$1,925,900</b>	<b>\$990,400</b>
Importance Code A	\$1,090,100	\$483,500
Importance Code B	\$797,600	\$507,000
Importance Code C	\$38,300	
<b>Total</b>	<b>\$1,925,900</b>	<b>\$990,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$33,600			
Interior Architecture	\$96,400	\$2,100	\$6,700	\$7,900
Electrical	\$8,400	\$5,800	\$9,700	\$47,300
Mechanical	\$40,800	\$4,100	\$5,400	\$3,500
Site Enclosure	\$5,400			
Site Pavements	\$7,800			
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$198,300</b>	<b>\$17,900</b>	<b>\$27,700</b>	<b>\$64,500</b>
Importance Code A	\$35,500	\$2,100	\$1,900	\$2,200
Importance Code B	\$123,600	\$15,800	\$19,100	\$62,300
Importance Code C	\$39,200		\$6,700	
<b>Total</b>	<b>\$198,300</b>	<b>\$17,900</b>	<b>\$27,700</b>	<b>\$64,500</b>



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

**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>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$658,800	LIFE	* *	5	\$100,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead, Areaway At Cellar Stairwell</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, Front Elevation</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Elevation</i>								
Window Wall	5%	Now	\$241,800	2049	* *	5	\$9,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$94,700	2054	* *	5	\$1,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Windows</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	10%			2045	* *	5	\$200	

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

**Asset # : 57**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Parapets</b>								
Masonry: Brick	75%	Now	\$10,500	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>								
<i>Location : Just Under Coping</i>								
Masonry: Limestone	25%	Now	\$94,800	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	75%	Now	\$19,200	2029	\$383,500			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2049	**	10	\$5,800	
Traffic Topping	20%	Now	\$2,300	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<b>Soffits</b>								
Cement-Fiber Panel	100%	Now	\$1,700	2029	\$16,700			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Entrance</i>								

**Interior**

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

**Asset # : 57**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	10%	Now	\$15,900	2028	\$79,600	3	\$8,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rust Staining</i>								
Ceramic Tile	5%	Now	\$18,100	2032	**	5	\$1,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Toilet Rooms</i>								
Quarry Tile	5%			2042	**	5	\$4,300	
Slate	5%			LIFE	**	5	\$3,000	
Vinyl Tile	60%	Now	\$15,900	2034	**	3	\$12,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
Vinyl Tile 9" X 9"	10%	Now	\$13,700	2034	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	10%			2038	**	5	\$13,400	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$8,100	
Masonry: Brick	5%			LIFE	**			
Plaster	65%	Now	\$38,300	LIFE	**	5	\$26,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout The Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Offices Adjacent To Windows</i>								
SGFT/Glazed Masonry	10%	Now	\$28,400	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								

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

**Asset # : 57**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2046	**	5	\$8,600	
Exposed Concrete	5%			LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	80%	Now	\$65,500	LIFE	**	5	\$28,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	Now	\$3,000	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<b>Retaining Walls</b>								
Masonry: Brick	100%	Now	\$2,400	2039	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaway</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	25%			2032	**			
Cast in Place Concrete	50%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	25%			2032	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$7,800	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2029	\$9,100	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : One 1,200 Ampere And One 1,000 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$106,700	5	\$1,500	
Raceway								
Conduit	100%			2029	\$56,100	1		
Panelboards								
Fused Disc Sw	5%			2028	\$3,700	5	\$100	
Molded Case Bkrs	95%			2028	\$69,800	5	\$1,400	
Wiring								
Braided Cloth	70%	2-4	\$58,900	2054	**	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2029	\$25,200	1		
Motor Controllers								
Locally Mounted	100%			2027	\$122,500	5	\$400	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2027	\$12,300	1	\$17,000	
Generators								
Diesel	100%			2025	\$96,300	1	\$21,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$2,000	
Fuel Storage								
Day Tank	100%			2028	\$3,000	5	\$7,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 285 Gallons</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$35,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2024	\$5,600	1		
Exterior Lighting								
HID	100%			2024	\$228,000	10	\$200	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2032	**	5	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$54,800	1	\$6,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$187,600	1-3	\$10,500	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : One 4,000 Gallon Tank For No. 2 Fuel</i>								
Conversion Equipment								
HTHW/HW Exchanger	50%			2032	**	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam To Hot Water</i>								
Steam Boiler	50%			2042	**	1	\$18,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2045	**	4	\$2,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	20%			2049	**	4	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2042	**	1	\$12,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		

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

**Asset # : 57**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Interior Pkg Unit - Cooling	10%			2023	\$145,900	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Computer Area</i>					
			<i>Explanation : Split Units Serve This Area</i>					
	Window/Wall Unit	70%	4+	\$22,800	2024	\$56,900	1	
			<i>Malfunctioning, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Various Locations</i>					
	No Component	20%						
<b>Heat Rejection</b>								
	Dry Cooler	10%			2029	\$17,000	2	\$2,700
	No Component	90%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,500
	No Component	60%						
<b>Exhaust Fans</b>								
	Interior	40%			2029	\$55,500	2	\$500
	Roof	20%	Now	\$13,000	2039	**	2	\$200
			<i>Broken, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
	No Component	40%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2039	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2027	\$23,800	2	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 200 Gallon Indirect Fired Unit</i>					
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2034	**	4	\$1,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Duplex Unit</i>					
<b>Fixtures</b>								
	Generic	100%						
<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**  
**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</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>
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To Sixth Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
	No Component	80%						
	Generic	20%			2039	**	1-2	\$2,100

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 25-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,8,9,Ph  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,067,500	\$1,967,500
Interior Architecture	\$733,800	\$304,000
Electrical	\$123,300	\$773,000
Mechanical	\$515,500	\$2,148,700
<b>Total</b>	<b>\$2,440,100</b>	<b>\$5,193,100</b>
Importance Code A	\$1,125,200	\$2,089,500
Importance Code B	\$1,001,900	\$3,004,000
Importance Code C	\$313,000	\$99,700
<b>Total</b>	<b>\$2,440,100</b>	<b>\$5,193,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$155,800		\$9,100	
Interior Architecture	\$101,000		\$18,800	\$30,300
Electrical	\$63,500	\$33,500	\$38,300	\$33,800
Mechanical	\$80,100	\$60,600	\$87,000	\$50,500
Site Pavements	\$9,200			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$445,100</b>	<b>\$129,600</b>	<b>\$188,600</b>	<b>\$150,100</b>
Importance Code A	\$161,300	\$5,500	\$21,200	\$5,500
Importance Code B	\$238,600	\$124,100	\$153,600	\$144,600
Importance Code C	\$45,200		\$13,900	
<b>Total</b>	<b>\$445,100</b>	<b>\$129,600</b>	<b>\$188,600</b>	<b>\$150,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Asset # : 126**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glass Block	5%			LIFE	**	5	\$25,300	
Masonry: Brick	80%	Now	\$1,067,500	LIFE	**	5	\$324,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors And All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Floors And All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Floors And All Facades</i>								
Masonry: Limestone	5%			LIFE	**	5	\$30,400	
Metal Panel	3%			2040	**	5-10	\$83,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels.</i>								
Metal Panel	2%			2040	**	5-10	\$55,700	
Window Wall	5%			2050	**	5	\$75,900	
<b>Windows</b>								
Aluminum	95%			2046	**	5	\$63,200	
Metal Louvers	5%			2039	**	10	\$20,800	
<b>Parapets</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$33,800	
Copper/Terne	10%			2065	**	5	\$3,800	
Masonry: Brick	60%	Now	\$30,000	LIFE	**	5	\$4,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Facades</i>								
Metal Rail	15%	4+	\$700	2035	**	5	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								
<b>Roof</b>								
Built-Up (BUR)	45%			2030		10	\$54,400	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	25%			2030		10	\$30,200	
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	5%			2033	**	10	\$9,100	
Single Ply Membrane	10%			2035	**	10	\$12,100	
Traffic Topping	15%	Now	\$24,100	2030			\$120,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balconies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Balconies</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
<i>Explanation : This Is Actually A Fluid Applied Membrane</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	98%	Now	\$17,100	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Overhangs And Balconies</i>								
Metal Panel	2%			2050	**	5-10	\$200	
Interior								
Floors								
Carpet	3%			2029	\$138,800	3	\$14,900	
Cast in Place Concrete	5%			LIFE	**	5	\$72,600	
Ceramic Tile	2%			2039	**	5	\$6,600	
Terrazzo	25%	Now	\$84,300	LIFE	**	5	\$64,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	65%	Now	\$200,300	2035	**	3	\$80,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$27,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$22,200	
Glass: Single Pane	2%			LIFE	**	5	\$16,600	
Gypsum Board	30%			LIFE	**	5-10	\$282,600	
Masonry: Brick	8%			LIFE	**	10	\$13,300	
Metal Panel	5%			LIFE	**	10	\$12,500	
Plaster	20%			LIFE	**	5-10	\$94,200	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$69,300	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$28,000	2035	**	5	\$39,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%			2043	**	5	\$127,000	
Gypsum Board	5%			LIFE	**	5-10	\$43,600	
Plaster	20%	2-4	\$36,400	LIFE	**	5	\$31,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwells</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
Retaining Walls								
Cast in Place Concrete	50%			2065	**			
Masonry: Brick	50%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,200	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Adjacent To Driveway Entrance On Clarkson Avenue</i>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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## Parking/Driveway

Asphalt	100%			2033	**			
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Fuel Cell(s)	25%			2039	**	1-5	\$170,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Yard**Explanation : 1,600 Amperes*

Fused Disc Sw	75%			2030	\$64,300	5	\$900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 5,000 Amperes*

## Transformers

Dry Type	100%			2043	**	5	\$1,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 150 Kilovolt-ampere*

## Switchgear / Switchboard

Fused Disc Sw	30%			2030	\$112,100	5	\$400	
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Fused Disc Sw	20%			2050	**	5	\$200	
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Molded Case Bkrs	45%			2050	**	5	\$3,400	
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Molded Case Bkrs	5%			2030	\$18,700	5	\$400	
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## Raceway

Conduit	20%			2030	\$85,200	1		
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Conduit	80%			2050	**	1		
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## Panelboards

Fused Disc Sw	5%			2029	\$19,600	5	\$300	
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Molded Case Bkrs	90%			2046	**	5	\$6,800	
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Molded Case Bkrs	5%			2029	\$19,600	5	\$400	
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## Wiring

Braided Cloth	10%	2-4	\$65,600	2055	**	1		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Insulation Aged*

Thermoplastic	90%			2050	**	1		
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## Motor Controllers

Locally Mounted	40%			2028	\$83,000	5	\$800	
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Locally Mounted	40%			2035	**	5	\$800	
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Motor Control Center	20%			2035	**	5	\$1,600	
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## Ground

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,400	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2043	* *	1	\$88,100	
Generators								
Diesel	100%			2033	* *	1	\$110,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$10,600	
Fuel Storage								
Day Tank	50%			2046	* *	5	\$20,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 275 Gallon Capacity</i>					
Underground Storage	50%			LIFE	* *	5	\$13,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 3,000 Gallon</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2035	* *	10	\$172,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2035	* *	10	\$10,200	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
Fluorescent	5%			2035	* *	10	\$10,200	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent	2%			2030	\$79,600	10	\$4,100	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
LED	3%			2035	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : LED Observed</i>					
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$59,600	1		
Exit, LED	50%			2045	* *	1		

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Lighting

## Exterior Lighting

LED

20%

2035

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof And Perimeter**Explanation : Controlled Via Photocell And Timer*

No Component

80%

## Lightning Protection

## Arresters/Cabling

Generic

100%

2058

\* \*

5

\$1,300

## Alarm

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$32,100

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

\* \*

1-3

\$52,900

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam /  
PRV

100%

2040

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : Steam From Power House*

## Conversion Equipment

Pres. Reducing  
Valve/LP Steam

100%

2033

\* \*

5

\$13,200

## Distribution

Hot Wtr Piping/Pump

100%

2038

\* \*

4

\$16,400

## Terminal Devices

Air Handler

50%

2035

\* \*

1

\$68,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse And Room E2102**Explanation : See Air Conditioning Terminal Devices.*

Convactor/Radiator

50%

2035

\* \*

1

\$35,800

## Air Conditioning

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**

**Asset # : 126**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2038	**	1	
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	15%	Now	\$288,800	2040	**	1	\$13,900
			<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Room E2102.</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Room E2102.</i>					
	Split Unit	20%			2030	\$968,400		
	Window/Wall Unit	10%			2025	\$47,300	1	
	No Component	55%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Chilled Water From Building S</i>					
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	55%			2050	**	4	\$9,000
	No Component	45%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	55%			2035	**	1	\$75,400
	Air Handler/Cool/Ht	15%	0-2	\$171,700	2040	**	1	\$18,500
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Room E2101</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Room E2102.</i>					
			<i>Explanation : Air Handling Unit 2-1. Faulty Steam Pressure Reducing Valve In Basement.</i>					
	No Component	30%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	15%			2025	\$30,900	2	\$23,200
	Water Cooling Tower	55%			2031	**	2	\$122,800
	No Component	30%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$195,800
<b>Exhaust Fans</b>								
	Interior	80%			2030	\$645,600	2	\$5,400
	Roof	20%			2030	\$75,300	2	\$1,400
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	80%			2050	**	1	
	Galvanized Steel	20%			2028	\$199,100	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2040	**	4	\$21,900
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	

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

Estimates are rounded to the nearest hundred dollars.

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\*\* 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>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$44,600	4	\$9,100	
Sewage Ejector(s) Electric	4%	0-2	\$3,400	2030	\$3,400	4	\$500	
		<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Faulty Control Panel In Basement</i>						
Electric	96%			2030	\$81,000	4	\$16,400	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 10th Floor</i>						
		<i>Explanation : 4 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2040	**	1-5	\$111,800	
<b>Sprinkler</b>								
Generic	100%			2040	**	1-2	\$62,100	
<b>Fire Pump</b>								
Generic	100%			2033	**	1	\$41,400	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 22-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,Ph  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$4,206,200	\$50,700
Interior Architecture	\$1,031,200	\$409,200
Electrical	\$68,200	\$3,832,100
Mechanical	\$535,000	\$3,323,700
<b>Total</b>	<b>\$5,840,700</b>	<b>\$7,615,700</b>
Importance Code A	\$4,206,200	\$113,700
Importance Code B	\$1,524,100	\$7,502,000
Importance Code C	\$110,400	
<b>Total</b>	<b>\$5,840,700</b>	<b>\$7,615,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$80,300		\$9,000	
Interior Architecture	\$97,600		\$5,700	\$9,900
Electrical	\$20,500	\$15,100	\$16,200	\$26,700
Mechanical	\$34,700	\$28,800	\$17,600	\$21,100
Site Pavements	\$49,500			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$292,600</b>	<b>\$53,900</b>	<b>\$58,300</b>	<b>\$67,600</b>
Importance Code A	\$83,000		\$9,000	
Importance Code B	\$135,400	\$53,900	\$49,400	\$67,600
Importance Code C	\$74,100			
<b>Total</b>	<b>\$292,600</b>	<b>\$53,900</b>	<b>\$58,300</b>	<b>\$67,600</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 BLDG P - PATHOLOGY**

**Asset # : 108**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$501,300	LIFE	**	5	\$50,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, Bulkheads And Corners</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads And Penthouse</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads And Penthouse</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 45%</i>								
<i>Location : East Facade, Bulkheads, Corners And Areaways</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 And Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade, Bulkheads, Corners And Areaways</i>								
Granite Panels	25%	Now	\$979,200	LIFE	**	5	\$21,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Granite Panels	10%			LIFE	**	5	\$16,900	
Panel/Paver: Limestone	10%	Now	\$403,400	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Slate Panels	5%	Now	\$32,200	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2040	**	5	\$21,100	
Windows								
Aluminum	95%	Now	\$1,245,100	2055	**	5	\$13,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2033	**	10	\$9,000	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	70%	Now	\$151,900	LIFE	**	5	\$8,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Granite Panels	20%	Now	\$58,100	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North Facade And South Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And South Facade</i>								
Panel/Paver: Limestone	10%	Now	\$42,000	LIFE	**	5	\$1,300	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping At Bulkheads</i>								
<i>Explanation : Broken Missing Elements</i>								
Roof								
Built-Up (BUR)	90%	Now	\$825,000	2040	**			
<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	\$5,700	
Panel/Paver: Cer/Brk	3%	Now	\$22,900	2060	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof Fifth Floor Courtyard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof Fifth Floor Courtyard</i>								
Single Ply Membrane	2%			2038	**	10	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor Courtyard</i>								
Soffits								
Cast in Place Concrete	100%	4+	\$16,700	LIFE	**	5	\$27,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Entry</i>								
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Quarry Tile	35%			2035	**	5	\$75,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor And Basement</i>								
Terrazzo	10%			LIFE	**	5	\$22,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Vinyl Tile	25%	Now	\$16,700	2030	\$333,700	3	\$13,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor</i>								
Vinyl Tile 9" X 9"	30%	Now	\$518,800	2040	**	3	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$50,500	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
Masonry: Brick	10%			LIFE	**	10	\$9,500	
SGFT/Glazed Masonry	70%			LIFE	**	10	\$110,400	
Ceilings								
AcousTileConcealSpLn	7%			2043	**	5	\$11,300	
AcousTileConcealSpLn	13%	Now	\$148,800	2050	**	5	\$10,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	45%	Now	\$103,000	2035	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Elevator And Lobby</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	11%	Now	\$150,200	LIFE	**	5	\$2,200	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fifth, Third, First, And Basement Levels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Penthouse, Fifth, Third, First, And Basement Levels</i>								
Exposed Concrete	19%			LIFE	**	5-10	\$30,800	
Metal Panel	5%			LIFE	**	5	\$16,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Retaining Walls								
Masonry: Fieldstone	100%			2050	**			
Site Pavements								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$10,100	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Pavers/Stone	100%	2-4	\$30,300	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Entry</i>								

Parking/Driveway

Asphalt	100%	0-2	\$9,200	2039		**		
<i>Cracking/Crumbling, 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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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	75%			2030	\$30,300	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Disconnect Switches Rated At 1,600 Amperes</i>								

Fused Disc Sw	25%			2030	\$10,100	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								

Switchgear / Switchboard

Air Circuit Breaker	100%			2030	\$133,400	5	\$500	
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Raceway

Conduit	100%			2030	\$108,100	1		
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Panelboards

Fused Disc Sw	5%			2029	\$4,900	5	\$100	
Molded Case Bkrs	95%			2029	\$93,000	5	\$2,300	

Wiring

Braided Cloth	90%			2029	\$151,100	1		
Thermoplastic	10%			2030	\$16,800	1		

Motor Controllers

Locally Mounted	30%			2028	\$61,300	5	\$200	
Motor Control Center	70%			2028	\$101,600	5	\$1,800	

Ground

Grounding Devices

Not Accessible	100%							
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Stand-by Power

Transfer Switches

Automatic	100%			2028	\$12,300	1	\$28,600	
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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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 Generators Diesel	100%			2026	\$96,300	1	\$36,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								
Batteries Lead/Acid	100%			2021	\$1,600	5	\$3,400	
Fuel Storage Day Tank	100%			2029	\$7,400	5	\$17,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting Interior Lighting Fluorescent	80%			2025	\$1,335,500	10	\$68,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2025	\$333,900	2	\$400	
Egress Lighting Emergency, Service	50%			2030	\$25,000	1		
Exit, Service	5%			2025	\$1,700	1		
Exit, Battery	45%			2035	**	10	\$2,800	
Exterior Lighting HID	70%			2025	\$268,500	10	\$200	
Incandescent	30%			2025	\$97,700	2		
Alarm Security System Generic	100%			2035	**	1	\$34,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2030	\$1,051,700	1-3	\$59,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**  
**Asset # : 108**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$63,000	5	\$5,500	
Distribution								
Central Plant Steam Piping/Pmp	100%			2030	\$1,609,800	4	\$6,900	
Terminal Devices								
Air Handler	40%	Now	\$535,000	2040	**	1	\$20,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : SV1, SV2 And SAC1 In Penthouse And 2 Units In Sub-basement.</i>								
Convector/Radiator	40%			2028	\$203,700	1	\$12,000	
Fan Coil Unit/Heat	20%			2025	\$284,900	1	\$6,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2033	**	1	\$40,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Split Unit	2%			2030	\$40,600			
Window/Wall Unit	58%			2025	\$115,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2040	**	4	\$1,800	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2030	\$426,700	1	\$23,000	
No Component	60%							
Heat Rejection								
Water Cooling Tower	40%			2028	\$144,400	2	\$37,400	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$49,300	
No Component	40%							
Exhaust Fans								
Interior	70%			2025	\$236,900	2	\$2,000	
Roof	30%			2025	\$47,400	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHOLOGY**

**Asset # : 108**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Steam Fired	100%			2030	\$151,500	4	\$13,800	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2025	\$14,500	4	\$2,900	
Sewage Ejector(s) Electric	100%			2025	\$27,400	4	\$5,600	
Backflow Preventer Generic	100%			2030	\$24,200	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Located Outside Building</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 2 Units. No Ventilation Or Cooling In Elevator Machine Room.</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2040	**	1-5	\$46,900	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 22-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,7,Ph  
**Block** : 4829 **Lot** : 1 **BIN** : 3327718

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,008,900	\$1,043,800
Interior Architecture	\$1,109,700	\$600,800
Electrical		\$275,300
Mechanical	\$557,400	\$428,400
<b>Total</b>	<b>\$2,676,000</b>	<b>\$2,348,300</b>
Importance Code A	\$1,008,900	\$1,043,800
Importance Code B	\$1,074,700	\$1,026,500
Importance Code C	\$592,400	\$278,000
<b>Total</b>	<b>\$2,676,000</b>	<b>\$2,348,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$76,400		\$2,600	
Interior Architecture	\$86,400			\$86,400
Electrical	\$90,500	\$48,900	\$55,500	\$48,900
Mechanical	\$72,000	\$101,100	\$174,900	\$97,200
Site Pavements	\$22,100			
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
<b>Total</b>	<b>\$402,700</b>	<b>\$205,200</b>	<b>\$288,300</b>	<b>\$287,800</b>
Importance Code A	\$76,400		\$2,600	\$5,300
Importance Code B	\$256,800	\$205,200	\$285,700	\$249,400
Importance Code C	\$69,500			\$33,100
<b>Total</b>	<b>\$402,700</b>	<b>\$205,200</b>	<b>\$288,300</b>	<b>\$287,800</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$64,900	
Pre-Cast Concrete	60%			LIFE	**	5	\$1,350,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Elevations Below Roof Level</i>								
<i>Explanation : Uniform Finish Panel System</i>								
Pre-Cast Concrete	20%			LIFE	**	5	\$450,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Elevations Below Roof Level</i>								
<i>Explanation : Linear Ribbed Finish System</i>								
Stucco Cement	15%			2043	**	5	\$129,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To An EIFS Product</i>								
Windows								
Aluminum	100%			2046	**	5	\$28,000	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5-10	\$37,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Finish Is An EIFS Product</i>								
Metal Rail	35%			2043	**	5-10	\$72,500	
Metal: Cage/Fence	5%			2043	**	5-10	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : 7th Floor Walk Out Roof Area Parapets</i>								
Roof								
IRMA/Protected Membrane	75%			2035	**	10	\$78,900	
Plaza Roof: Stone Panels	20%			2050	**			
Single Ply Membrane	5%			2035	**	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor Walk Out Roof</i>								
<i>Explanation : 7th Floor Walk Out Roof Areas Contained An AstroTurf Surface</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$196,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Electrical Room</i>								
Ceramic Tile	5%			2039	**	5	\$22,500	
Terrazzo	3%			LIFE	**	5	\$21,100	
Traffic Topping	7%			2035	**	5	\$39,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Explanation : Epoxy Flooring With Abrasive Topping</i>								
Vinyl Tile	75%	4+	\$62,600	2035	**	3	\$126,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$82,700	
Ceramic Tile	10%			2039	**	5	\$66,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$52,900	
Glass: Single Pane	5%			LIFE	**	5	\$49,600	
Gypsum Board	35%			LIFE	**	5-10	\$393,800	
Gypsum Board	35%			LIFE	**	5-10	\$393,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors With The Exception Of The Basement And Penthouse</i>								
<i>Explanation : One Half Of Almost Every Gypsum Board Wall Was Finished In Wall Covering Below The Horizontal Impact Strip Protection</i>								
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$336,900	
Exposed Concrete	5%			LIFE	**	5-10	\$28,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Ceiling</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Ceiling</i>								
<i>Explanation : Corrugated Decking Over Steel Framing</i>								
Gypsum Board	10%			LIFE	**	5-10	\$154,400	
Site Enclosure								
Fence/Gates								
Chain Link	25%			2050	**			
Iron Picket	75%			2065	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%	2-4	\$3,900	2039	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Sidewalk</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			
<b>Parking/Driveway</b>								
Asphalt	100%	4+	\$18,200	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Parking Lot</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2050	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Switches Rated At 4,000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$1,100	
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2050	**	5	\$600	
Molded Case Bkrs	50%			2050	**	5	\$4,000	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	30%			2046	**	5	\$2,100	
Molded Case Bkrs	70%			2046	**	5	\$5,500	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2043	**	5	\$1,000	
Variable Frequency Drive	50%			2043	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$8,800	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2043	**	1	\$92,300	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2039	**	1	\$116,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Emergency Generator Rated At 1,750 Kilowatts</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2025	\$1,600	5	\$66,900	
<b>Fuel Storage</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2035	**	10	\$220,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2035	**	10	\$55,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$3,600	
Exit, Service	25%			2035	**	1		
Exit, Battery	25%			2035	**	10	\$5,100	
<b>Exterior Lighting</b>								
Fluorescent	100%			2035	**	10	\$27,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Building Perimeter</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2035	**	1	\$112,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2035	**	1-3	\$184,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Horns And Manual Pull Stations</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : High Press Steam From Hospital Power Plant.</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Two Steam To Hot Water Heat Exchangers For Reheat Coils And Terminal Units</i>								
Pres. Reducing Valve/LP Steam	60%			2039	**	5	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And Penthouse Mechanical Rooms</i>								
<i>Explanation : 2 Stations</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	40%			2046	**	4	\$8,900	
Central Plant Steam Piping/Pmp	60%			2050	**	4	\$13,300	
<hr/>								
Terminal Devices								
Air Handler	60%	4+	\$51,800	2035	**	1	\$100,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Leak At Air Handling Unit P4-8 Steam Coil In Penthouse</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
<i>Explanation : Reheat Coils Serving All Constant Volume System For15 Units.</i>								
Convactor/Radiator	20%			2043	**	1	\$19,400	
Unit Heater - Steam	20%			2035	**	4	\$5,500	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	95%	4+	\$165,000	2039	**	1	\$277,700	
<i>Controller Not Working, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Faulty Temperature Maintenance At Chiller No. 2 In Basement.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Chiller No. 1 And No. 2 Coils In Basement.</i>								
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Three Chillers 500 Tons Each R134a</i>								
Interior Pkg Unit - Cooling	5%			2031	**	2	\$900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 7 Floors With 2 Closets Per Floor</i>								
<i>Explanation : Data Communication Closets Dx System 100 Percent Back-up And One For Emergency Generator Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2050	**	4	\$21,100	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2035	**	1	\$176,300	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement And Penthouse Mechanical Rooms</i>								
<i>Explanation : Constant Volume With Reheat For 18 Units</i>								
No Component	5%							
Heat Rejection								
Evaporative Condenser	5%			2035	**	2	\$10,500	
Water Cooling Tower	95%	Now	\$221,300	2031	**	2	\$229,500	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Heaters And Water Level Sensors At Cooling Tower.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Cooling Tower</i>								
<i>Explanation : No OSHA Required Protective Railing Around Top Of Tower.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$265,000	
Exhaust Fans								
Interior	60%			2035	**	2	\$5,500	
Roof	40%	Now	\$4,100	2035	**	2	\$2,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Roof Exhaust Fan Not Working.</i>								
Plumbing								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Booster Pumps With Clayton Valves</i>								
Water Heater Gas Fired	100%			2028	\$187,200	2	\$4,400	
Sanitary Piping Cast Iron	100%	Now	\$44,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms 3210 And 3211 Floor Drain.</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	50%			2035	**	4	\$3,200	
Submersible	50%			2024	\$5,200	4	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : One For Basement Sanitary And Floor Drain</i>								
Sewage Ejector(s) Electric	100%	0-2	\$1,800	2030	\$88,400	4	\$11,900	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Sensor In Basement Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Dual Unit Lead / Lag</i>								
Backflow Preventer Generic	100%	4+	\$1,600	2038	**	1	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corrosion On Service Valve</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Seven Units From 1st To 7th Floor, One Unit From Basement To Roof</i>								
<i>Explanation : 8 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$151,300	
Sprinkler Generic	100%			2050	**	1-2	\$84,100	
Fire Pump Generic	100%			2039	**	1	\$56,000	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 22-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,8,9,11,Ph  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$4,343,500	\$811,400
Interior Architecture	\$1,024,900	\$2,454,400
Electrical	\$167,600	\$6,040,600
Mechanical	\$229,400	\$7,248,500
<b>Total</b>	<b>\$5,765,500</b>	<b>\$16,554,900</b>
Importance Code A	\$4,343,500	\$880,100
Importance Code B	\$922,500	\$15,501,600
Importance Code C	\$499,500	\$173,300
<b>Total</b>	<b>\$5,765,500</b>	<b>\$16,554,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$75,100		\$11,200	
Interior Architecture	\$104,900		\$21,700	\$27,900
Electrical	\$57,000	\$35,700	\$41,200	\$39,900
Mechanical	\$38,800	\$31,900	\$36,300	\$17,200
Site Enclosure	\$34,300			
Site Pavements	\$40,900			
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
<b>Total</b>	<b>\$394,500</b>	<b>\$111,000</b>	<b>\$153,800</b>	<b>\$128,400</b>
Importance Code A	\$75,100		\$16,700	
Importance Code B	\$207,400	\$111,000	\$125,200	\$128,400
Importance Code C	\$112,000		\$11,900	
<b>Total</b>	<b>\$394,500</b>	<b>\$111,000</b>	<b>\$153,800</b>	<b>\$128,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$354,800	
Masonry: Brick	13%	Now	\$284,900	LIFE	**	5	\$28,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building Perimeter</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	\$114,600	LIFE	**	5	\$3,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Retaining Wall</i>								
Metal Panel	5%	Now	\$29,400	2040	**	5	\$20,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : These Are Actually Lead Panels.</i>								
Windows								
Aluminum	10%			2046	**	5	\$11,900	
Bronze/Brass	3%			2038	**	5	\$22,400	
Steel	5%	Now	\$340,400	2055	**	5	\$37,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Stairs</i>								
Wood	82%	Now	\$2,999,500	2055	**	5	\$489,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	60%	Now	\$22,000	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$6,700	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	30%	Now	\$7,600	2035	**	5	\$6,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor Terraces</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor Terraces</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	48%	Now	\$236,600	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Copper/Terne	2%	Now	\$3,400	2045		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steeple</i>								
IRMA/Protected Membrane	10%			2030	\$78,500	10	\$9,000	
Paver: Asphalt	10%	Now	\$88,300	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Single Ply Membrane	10%			2038		**	10	\$9,000
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And South 9th Floor Terrace Roof</i>								
Traffic Topping	17%	Now	\$101,800	2040		**		
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East 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 Wings</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 9th Floor Terrace Roofs Along The East Wings</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Terrace Roof 9th Floor</i>								
<i>Explanation : Ponding Water</i>								
Traffic Topping	3%			2035		**	10	\$4,500
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	5%	Now	\$15,800	LIFE	**	5	\$30,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Entrance</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	3%			2033	**	5	\$8,400	
Quarry Tile	2%			2035	**	5	\$8,400	
Terrazzo	10%			LIFE	**	5	\$43,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$7,800	2035	**	3	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor</i>								
Vinyl Tile 9" X 9"	65%			2025	\$2,182,100	3	\$90,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 8th Floor</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$82,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			2033	**	5	\$23,700	
Gypsum Board	5%			LIFE	**	5-10	\$40,400	
Metal Panel	5%			LIFE	**	10	\$10,700	
Plaster	45%			LIFE	**	5-10	\$181,600	
Plaster	10%	Now	\$124,800	LIFE	**	5	\$14,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor, 8th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To Upper Roof, 9th Floor, 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor And 8th Floor</i>								
SGFT/Glazed Masonry	20%	Now	\$80,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
Wood	5%			LIFE	**	5	\$189,900	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$60,000	2035	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$11,300	
Exposed Concrete	15%	Now	\$238,500	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Exposed Rebar, Severe Cracking Of Beam</i>								
Plaster	70%	Now	\$227,000	LIFE	**	5	\$99,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 8th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Free Standing Walls</b>								
Masonry: Brick	75%	0-2	\$28,400	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : New York Avenue</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : New York Avenue</i>								
Masonry: Fieldstone	25%	0-2	\$5,900	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	0-2	\$21,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Walkways</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Walkways</i>								
<i>Explanation : Asphalt Temporarily Installed To Prevent Tripping Hazard</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

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

Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	\$19,400	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$68,600	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Amperes Main Disconnect</i>								
Fused Disc Sw	20%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Amperes Main Disconnect Switch</i>								

Transformers								
Dry Type	100%			2043	**	5	\$800	

Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$298,800	5	\$800	
Fused Disc Sw	20%			2050	**	5	\$200	

Raceway								
Conduit	90%			2030	\$383,400	1		
Conduit	10%			2050	**	1		

Panelboards								
Molded Case Bkrs	90%			2029	\$352,500	5	\$5,200	
Molded Case Bkrs	10%			2038	**	5	\$600	

Wiring								
Braided Cloth	60%			2029	\$393,800	1		
Thermoplastic	40%			2040	**	1		

Motor Controllers								
Locally Mounted	100%			2028	\$135,500	5	\$1,500	

Ground								
Grounding Devices								
Not Accessible	100%							

Stand-by Power								
Transfer Switches								
Automatic	60%			2043	**	1	\$40,400	
Automatic	40%			2028	\$19,600	1	\$26,900	

Generators								
Diesel	100%			2039	**	1	\$84,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 150 Kilowatts</i>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Batteries</b>								
Lead/Acid	100%			2024	\$1,600	5	\$8,100	
<b>Fuel Storage</b>								
Day Tank	100%			2046	**	5	\$34,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 150 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2025	\$3,280,500	10	\$167,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2025	\$66,900	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	45%			2030	\$45,100	1		
Emergency, Battery	5%			2030	\$13,700	10	\$2,300	
Exit, Service	10%			2030	\$6,800	1		
Exit, Battery	40%			2030	\$93,100	10	\$5,000	
<b>Exterior Lighting</b>								
HID	100%			2030	\$902,700	10	\$700	
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2035	**	1	\$81,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2035	**	1-3	\$134,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$11,100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Central Plant Steam Piping/Pmp	100%			2030	\$3,227,900	4	\$13,800	
<b>Terminal Devices</b>								
Air Handler	20%			2025	\$536,400	1	\$23,100	
Convactor/Radiator	80%			2028	\$816,800	1	\$48,200	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2038	**	1		
<b>Conversion Equipment</b>								
Exterior Pkg Unit - Cooling	10%			2030	\$154,400	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Third Floor Roof</i>						
		<i>Explanation : Refrigerant: R-407</i>						
Ext Pkg Unit - Heating/Cooling	10%			2025	\$238,800	2	\$1,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	60%			2025	\$238,500	1		
No Component	20%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,600	
<b>Exhaust Fans</b>								
Interior	90%	Now	\$183,200	2025	\$610,700	2	\$4,100	
		<i>Not in Service, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Lecture Hall Exhaust And South Toilet Exhaust Fans In Penthouse North.</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Ef-1a In Penthouse South</i>						
Roof	10%			2025	\$31,700	2	\$600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2028	\$167,400	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2030	\$303,700	4	\$27,700	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$7,900	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eighth Floor Roof Drain, Sub-basement Floor Drain And Courtyard Area Drain.</i>						
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2035	**	4	\$4,600	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 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**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Sewage Ejector(s) Electric	100%			2030	\$64,500	4	\$13,100
	Backflow Preventer Generic	100%			2030	\$48,500	1	\$11,400
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE		* *	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From Basement To 11th Floor, Two Units From Basement To 10th Floor</i>					
			<i>Explanation : 4 Units</i>					
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2030	\$794,800	1-5	\$97,500
	Sprinkler No Component	75%						
	Generic	25%			2040	* *	1-2	\$13,100
	Chemical System No Component	98%						
	Generic	2%			2025	\$600	1-3	\$100

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE  
**Address** : 577 CLARKSON AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 2007  
**Area Sq Ft** : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 26-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Mez  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,659,500	\$259,100
Interior Architecture	\$509,200	\$218,400
Electrical	\$43,000	\$3,146,600
Mechanical	\$1,023,900	\$1,489,500
Site Enclosure	\$35,600	
<b>Total</b>	<b>\$3,271,300</b>	<b>\$5,113,500</b>
Importance Code A	\$1,659,500	\$737,600
Importance Code B	\$1,510,700	\$4,375,900
Importance Code C	\$101,000	
<b>Total</b>	<b>\$3,271,300</b>	<b>\$5,113,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$45,400		\$30,400	
Interior Architecture	\$85,200			\$700
Electrical	\$10,300	\$7,000	\$11,300	\$11,600
Mechanical	\$43,200	\$15,700	\$12,800	\$10,500
Site Pavements	\$22,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$210,300</b>	<b>\$26,700</b>	<b>\$58,400</b>	<b>\$26,700</b>
Importance Code A	\$52,600	\$7,200	\$37,500	\$7,200
Importance Code B	\$91,200	\$19,500	\$20,800	\$19,500
Importance Code C	\$66,500			
<b>Total</b>	<b>\$210,300</b>	<b>\$26,700</b>	<b>\$58,400</b>	<b>\$26,700</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$65,400	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,000	
Masonry: Brick	14%	Now	\$78,400	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Chimney And Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Chimney And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Building Joints</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners</i>								
Masonry: Brick	51%			LIFE	**	5	\$43,300	
Masonry: Granite	5%	Now	\$13,700	LIFE	**	5	\$1,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South East Corner</i>								
Metal Panel	5%			2050	**	5-10	\$14,600	
Metal Coiling Doors	5%			2035	**	5	\$6,600	
Windows								
Aluminum	5%			2046	**	5	\$1,600	
Metal Louvers	15%			2033	**	10	\$30,400	
Steel	80%	Now	\$1,477,400	2055	**	5	\$161,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$3,300	
Masonry: Brick	75%	Now	\$38,400	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$1,400	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2050	**	5	\$300	
Metal Rail	5%	Now	\$1,200	2035	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	5%			2047	**	10	\$9,400	
Single Ply Membrane	95%			2038	**	10	\$97,200	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$226,700	LIFE	**	5	\$218,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$8,700	
Vinyl Tile	5%	0-2	\$51,500	2040	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$11,600	
Gypsum Board	10%			LIFE	**	5-10	\$49,400	
Masonry: Brick	75%			LIFE	**	10	\$65,400	
Plaster	10%			LIFE	**	5-10	\$24,700	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%	Now	\$4,900	2035	**	5	\$2,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Office</i>									
Exposed Concrete	85%	Now	\$165,600	LIFE	**	5	\$14,700		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Boiler Room And Basement</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Boiler Room And Basement</i>									
Exposed Struc: Steel	10%			LIFE	**	10	\$22,200		
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Chain Link	100%	Now	\$35,600	2040	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Gates Not Functioning</i>									
<b>Retaining Walls</b>									
Cast in Place Concrete	50%			2065	**				
Masonry: Fieldstone	50%			2040	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Along Winthrop Street</i>									
<i>Explanation : Wood Retaining Wall</i>									
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%	4+	\$9,500	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Along Winthrop Street</i>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	100%	4+	\$3,300	2043	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Parking/Driveway</b>									
Asphalt	100%	0-2	\$9,400	2033	**				
<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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2030	\$5,300	5	\$300		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 2,000 Amperes And Microturbines Feeds S Building</i>									

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Molded Case Bkrs	100%			2030	\$667,600	5	\$1,900	
Raceway								
Conduit	100%			2030	\$730,600	1		
Panelboards								
Fused Disc Sw	10%			2029	\$9,100	5	\$200	
Molded Case Bkrs	70%			2029	\$63,600	5	\$1,300	
Molded Case Bkrs	20%			2038	**	5	\$400	
Wiring								
Thermoplastic	80%			2030	\$134,800	1		
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	15%			2028	\$12,400	5	\$100	
Locally Mounted	5%	Now	\$1,200	2035	**	5		
		<i>Mech. Misoperation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Motor Control Center	75%			2028	\$197,000	5	\$1,500	
Variable Frequency Drive	5%			2035	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2028	\$9,700	1	\$22,200	
Generators								
Diesel	100%			2026	\$79,900	1	\$28,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Three Emergency Generators, Two Rated At 570 Kilowatts And One At 500 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$2,700	
Fuel Storage								
Day Tank	50%			2029	\$2,900	5	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 75 Gallon Capacity And One 50 Gallon Capacity</i>						
Main Tank	50%			2033	**	5	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 10,000 Gallons Rated Capacity</i>						
<b>Lighting</b>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	15%			2030	\$119,700	10	\$9,900	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors</i>						
Fluorescent	10%			2030	\$79,800	10	\$6,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office</i>						
LED	75%			2025	\$790,200			
<b>Egress Lighting</b>								
Emergency, Service	50%			2025	\$38,200	1		
Exit, Service	50%			2025	\$4,400	1		
<b>Exterior Lighting</b>								
LED	50%			2035	* *			
No Component	50%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2033	* *	5	\$2,100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%	Now	\$43,000	2040	* *	1	\$7,300	
		<i>Cameras Damaged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Interior And Exterior</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2030	\$245,300	1-3	\$13,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**

**Asset # : 109**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2028	\$478,500	1	\$71,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Burners At 5 Boilers</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler No 5 Internal Brick</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : 5 High Pressure Steam Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$625,700	2040	**	4	\$3,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Faulty Solenoid Valve At Water Softener Assembly In Basement.</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Pressure Relief Valves Not Holding. They Have Faulty Seats And Leaking And Corroding Throughout In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Explanation : Make Up Water Valve Rig And Boiler Feed Assembly. Control Malfunction With Deaerator On Extended Life.</i>								
Terminal Devices								
Air Handler	50%	0-2	\$259,900	2030	\$519,900	1	\$20,100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Units At Roof</i>								
Unit Heater - Steam	50%			2030	\$132,200	4	\$5,000	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2024	\$138,200	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
Split Unit No Component	5%			2030	\$78,900			
<i>90%</i>								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Air Conditioning Room</i>								
<i>Explanation : 3 Electric Centrifugal Chillers Serving Building D.</i>								
Terminal Devices								
Fan Coil - 2 Pipe	5%	Now	\$400	2025	\$7,000	1	\$1,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2030	\$1,100	2	\$2,500	
No Component	95%							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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</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>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	50%	0-2	\$34,100	LIFE	**	2-5	\$20,200
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Breeching Exit And At Top Of Stack Serving Boilers No 1 And 2</i>								
<i>Explanation : Icing Form On Breeching And Flue Stack Possibly Due To Low Flue Gas Temperatures.</i>								
	No Component	50%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	50%			2040	**	1	
	Galvanized Steel	50%			2028	\$162,200	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2030	\$117,800	4	\$10,700
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%	0-2	\$1,100	2025	\$11,300	4	\$1,500
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Operating In Manual Mode And With Faulty Floats. Basement.</i>								
<b>Backflow Preventer</b>								
	Generic	100%			2030	\$18,800	1	\$4,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serves Building D.</i>								
<b>Fixtures</b>								
	Generic	100%						

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

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 25-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5  
**Block** : 4829 **Lot** : 1 **BIN** : 3327713

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$772,600	\$896,700
Interior Architecture	\$659,900	\$455,700
Electrical		\$196,200
Mechanical	\$685,200	\$7,511,100
<b>Total</b>	<b>\$2,117,700</b>	<b>\$9,059,700</b>
Importance Code A	\$772,600	\$896,700
Importance Code B	\$943,500	\$7,971,100
Importance Code C	\$401,600	\$191,800
<b>Total</b>	<b>\$2,117,700</b>	<b>\$9,059,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$36,100	
Interior Architecture	\$44,900			\$65,000
Electrical	\$50,900	\$26,100	\$36,900	\$27,700
Mechanical	\$73,100	\$146,500	\$104,300	\$151,600
Site Pavements	\$21,500			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$224,800</b>	<b>\$207,200</b>	<b>\$211,800</b>	<b>\$278,900</b>
Importance Code A	\$6,600	\$6,600	\$46,700	\$6,600
Importance Code B	\$173,800	\$200,500	\$165,200	\$262,300
Importance Code C	\$44,500			\$10,000
<b>Total</b>	<b>\$224,800</b>	<b>\$207,200</b>	<b>\$211,800</b>	<b>\$278,900</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**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	18%			LIFE	**	5	\$147,600	
Metal Sect. OHD	2%			2043	**	5	\$13,700	
Pre-Cast Concrete	70%			LIFE	**	5	\$995,200	
Stucco Cement	5%			2043	**	5	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse - Bulkhead Walls At Roof Level</i>								
<i>Explanation : Referring To An EIFS System</i>								
Window Wall	5%			2050	**	5	\$41,000	
Windows								
Aluminum	97%			2046	**	5		
Metal Louvers	3%			2039	**	10		
Parapets								
Cast in Place Concrete	32%			LIFE	**	5	\$187,800	
Metal Panel	3%			2050	**	5	\$3,300	
Metal Rail	5%			2043	**	5-10	\$25,700	
Pre-Cast Concrete	60%			LIFE	**	5	\$214,500	
Roof								
IRMA/Protected Membrane	80%			2035	**	10	\$124,200	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	15%			2050	**	10	\$31,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Pavers</i>								
<i>Explanation : Pre-cast Concrete</i>								
Single Ply Membrane	5%			2035	**	10	\$7,800	
Soffits								
Metal Panel	25%			2050	**	5-10		
Stucco Cement	75%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$87,500	
Ceramic Tile	5%			2039	**	5	\$20,000	
Vinyl Tile	90%	4+	\$66,900	2035	**	3	\$135,100	
<i>Loose Units, Extent : Light, Area Affected : 1%</i>								
<i>Location : Penthouse Corridor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$50,000	
Ceramic Tile	5%			2039	**	5	\$20,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$16,000	
Glass: Single Pane	5%			LIFE	**	5	\$30,000	
Gypsum Board	80%			LIFE	**	5-10	\$543,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	85%	Now	\$60,100	2043	**	5	\$170,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$25,000	
Gypsum Board	10%			LIFE	**	5-10	\$137,600	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	5%			2050	**			
Iron Picket	95%			2065	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2035	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			
<b>Parking/Driveway</b>								
Asphalt	100%	0-2	\$21,500	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway At Front Entry</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2050	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 4,000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kilovolt-ampere</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2050	**	5	\$600	
Molded Case Bkrs	50%			2050	**	5	\$3,500	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	95%			2046	**	5	\$6,700	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Motor Controllers								
Motor Control Center	80%			2043	**	5	\$5,800	
Variable Frequency Drive	20%			2043	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,900	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2043	**	1	\$82,300	
Generators								
Diesel	100%			2039	**	1	\$103,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two Generators Rated At 2,000 Kilowatts Each</i>								
<b>Batteries</b>								
Lead/Acid	100%			2024	\$1,600	5	\$9,900	
<b>Fuel Storage</b>								
Day Tank								
	50%			2046	**	5	\$24,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 450 Gallon</i>								
Main Tank	50%			2058	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3,000 Gallon Capacity</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent								
	70%			2035	**	10	\$171,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$24,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service								
Exit, LED	50%			2035	**	1		
	50%			2058	**	1		
<b>Exterior Lighting</b>								
HID								
	20%			2035	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Controlled Via Timer And Photocell</i>								
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabbling								
Generic	100%			2058	**	5	\$7,900	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

No Component

70%

Generic

30%

2035

\* \*

1

\$30,000

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

\* \*

1-3

\$49,400

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam /

100%

PRV

2040

\* \*

1

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

## Conversion Equipment

Heat Exchanger, Plate &  
Frame

50%

2033

\* \*

1

\$66,100

Pres. Reducing

50%

2033

\* \*

5

\$7,900

Valve/LP Steam

## Distribution

Hot Wtr Piping/Pump

50%

2038

\* \*

4

\$9,900

Central Plant Steam

50%

2040

\* \*

4

\$6,600

Piping/Pmp

## Terminal Devices

Air Handler

50%

2030

\$1,922,700

1

\$82,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : See Air Conditioning Devices.*

Convactor/Radiator

40%

2035

\* \*

1

\$34,500

Fan Coil Unit/Heat

10%

2030

\$409,600

1

\$8,600

**Air Conditioning**

## Energy Source

Electricity

100%

2038

\* \*

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**

**Asset # : 13893**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	100%	0-2	\$619,000	2033	**	1	\$260,400
<i>Malfunctioning, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Chiller No. 2 Guide Vanes In Basement.</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units In Basement</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chiller No. 1 In Basement</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$6,700	2040	**	4	\$13,200
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Check Valve Faulty On Chilled Water Pump Basement.</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	\$3,067,100	1	\$165,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : See Heating Terminal Devices.</i>								
Heat Rejection								
	Water Cooling Tower	100%			2028	\$1,037,800	2	\$269,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : D Building Roof</i>								
<i>Explanation : Located On Building D</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$236,100
Exhaust Fans								
	Interior	70%			2030	\$681,100	2	\$5,700
	Roof	30%			2030	\$136,200	2	\$2,500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$26,400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2030	\$41,700	4	\$8,500
Sewage Ejector(s)								
	Electric	100%			2030	\$78,800	4	\$16,000
Fixtures								
	Generic	100%						
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 7 Units. Cooling Unit Malfunction In Machine Room S6s01.</i>								
Fire Suppression	Standpipe							
	Generic	100%			2050		**	1-5 \$134,800
	Sprinkler							
	Generic	100%			2050		**	1-2 \$74,900

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 21-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$39,700	\$1,005,200
Interior Architecture	\$362,200	\$92,500
Electrical		\$1,618,800
Mechanical		\$552,600
<b>Total</b>	<b>\$401,900</b>	<b>\$3,269,100</b>
Importance Code A	\$39,700	\$1,005,200
Importance Code B	\$252,000	\$2,214,400
Importance Code C	\$110,200	\$49,500
<b>Total</b>	<b>\$401,900</b>	<b>\$3,269,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$5,100		\$6,900	
Interior Architecture	\$41,700		\$25,400	
Electrical	\$8,400	\$6,800	\$9,400	\$7,600
Mechanical	\$63,700	\$5,900	\$14,700	\$6,800
Site Enclosure	\$4,600			
Site Pavements	\$4,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$135,800</b>	<b>\$20,600</b>	<b>\$64,400</b>	<b>\$22,300</b>
Importance Code A	\$22,000	\$900	\$8,500	\$900
Importance Code B	\$99,700	\$19,700	\$55,800	\$21,500
Importance Code C	\$14,000			
<b>Total</b>	<b>\$135,800</b>	<b>\$20,600</b>	<b>\$64,400</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 CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$79,500	
Metal Coiling Doors	10%			2043	**	5	\$13,800	
Windows								
Aluminum	35%			2046	**	5	\$100	
Metal Louvers	65%			2039	**	10	\$1,600	
Roof								
Single Ply Membrane	11%	0-2	\$5,100	2030	\$101,000			
<i>Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	89%			2030	\$817,200	10	\$47,300	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	10%			2029	\$91,400	3	\$9,800	
Cast in Place Concrete	30%			LIFE	**	5	\$86,100	
Ceramic Tile	3%	0-2	\$2,100	2033	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets And Janitors Closet</i>								
Quarry Tile	22%			2043	**	5	\$21,600	
Sheet Vinyl/Rubber	15%	Now	\$159,400	2035	**	5	\$7,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
Sheet Vinyl/Rubber	15%			2035	**	5	\$14,800	
Traffic Topping	5%			2035	**	5	\$4,100	

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\*\* 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**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	10%	Now	\$35,500	2033	**	5	\$5,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen Equipment Wash Down Area</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$18,800	
Gypsum Board	70%	Now	\$74,700	LIFE	**	5	\$49,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room And Basement Corridor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room And Basement</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%			2043	**	5	\$22,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%			LIFE	**	10	\$25,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room 2nd Floor</i>								
Gypsum Board	3%			LIFE	**	5-10	\$6,700	
Metal Panel	42%	Now	\$49,600	LIFE	**	5	\$34,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%	Now	\$4,600	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along East Side Of Property</i>								
<b>Free Standing Walls</b>								
Cast in Place Concrete	75%			2065	**			
Masonry: Brick	25%			2050	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	0-2	\$4,300	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Side Of Property</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Property</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

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

## Site Pavements

## Parking/Driveway

Asphalt	90%			2039	**			
Cast in Place Concrete	10%			2043	**			

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 4,000 Amperes*

## Transformers

Dry Type	100%			2035	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 750 Kilovolt-ampere, Two 150 Kilovolt-ampere, One 30 Kilovolt-ampere All 208/480 Volts*

## Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200	
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## Raceway

Conduit	100%			2040	**	1		
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## Panelboards

Molded Case Bkrs	100%			2038	**	5	\$1,200	
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## Wiring

Thermoplastic	100%			2040	**	1		
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## Motor Controllers

Locally Mounted	15%			2035	**	5		
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Motor Control Center	80%			2035	**	5	\$1,000	
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Variable Frequency Drive	5%			2047	**			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Variable Frequency Drive For Air Conditioning*

## Ground

## Grounding Devices

Not Accessible	100%							
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*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Basement Grease Trap Room*

*Explanation : Not Accessible Due To Grease Trap Leak*

## Stand-by Power

## Transfer Switches

Automatic	100%			2035	**	1	\$13,500	
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**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</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>Stand-by Power Generators</b>								
	Diesel	50%			2033	**	1	\$8,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>						
	Diesel	50%			2043	**	1	\$8,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 1,000 Kilowatts</i>						
<b>Batteries</b>								
	Lead/Acid	100%			2025		5	\$1,600
<b>Fuel Storage</b>								
	Day Tank	50%			2038	**	5	\$4,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 75 Gallon Capacity</i>						
	Main Tank	50%			2045	**	5	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 3,000 Gallon Capacity</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	1%			2030	\$7,900	10	\$400
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
	Fluorescent	99%			2030	\$778,700	10	\$39,800
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Egress Lighting</b>								
	Emergency, Service	50%			2030	\$11,800	1	
	Exit, Service	50%			2030	\$8,000	1	
<b>Exterior Lighting</b>								
	HID	100%			2030	\$180,700	10	\$100
<b>Lightning Protection</b>								
	Arresters/Cabling							
	Generic	100%			2045	**	5	\$1,300
<b>Alarm</b>								
<b>Security System</b>								
	No Component	20%						
	Generic	80%			2030	\$115,800	1	\$13,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen, Storage, Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

Fire/Smoke Detection  
Generic, Digital

100% 2030 \$495,600 1-3 \$27,800

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

*Location : Throughout The Building*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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  
Plant Campus Steam /  
PRV

60% 2040 \* \* 1

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Basement Steam Room*

*Explanation : Steam Supplied From Power House*

Natural Gas 40% 2050 \* \* 1

**Conversion Equipment**

Furnace 40% Now \$16,900 2035 \* \* 1 \$7,800

*Other Observation, Extent : Severe, Area Affected : 40%*

*Location : Roof*

*Explanation : 2 Gas Fired Rooftop Units, Faulty Gas Valves*

Pres. Reducing Valve/LP Steam 60% 2033 \* \* 5 \$1,600

**Distribution**

Central Plant Steam Piping/Pmp 60% Now \$22,800 2040 \* \* 4 \$1,300

*Insul. Deteriorating, Extent : Moderate, Area Affected : 50%*

*Location : Basement Steam Room*

No Component 40%

**Terminal Devices**

Air Handler 30% 2030 \$189,100 1 \$8,100

Convactor/Radiator 10% 2035 \* \* 1 \$1,400

Fan Coil Unit/Heat 20% 2030 \$134,200 1 \$2,800

*Other Observation, Extent : Light, Area Affected : 20%*

*Location : Loading Area*

*Explanation : 4 Air Curtains*

No Component 40%

**Air Conditioning**

Energy Source

Electricity 100% 2046 \* \* 1

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2030	\$181,500	2	\$1,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
No Component	50%							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$35,600	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,700	
Exhaust Fans								
Interior	30%			2030	\$47,800	2	\$400	
Roof	50%			2035	**	2	\$700	
Wall Unit	20%			2030	\$3,200	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$4,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$6,800	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2030	\$12,900	4	\$2,600	
Backflow Preventer								
Generic	100%			2030	\$11,400	1	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2040	**	1-2	\$12,300	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

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

Fire Suppression

Chemical System

No Component

Generic

60%

40%

2025

\$11,400

1-3

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2 In Kitchen On 1st Floor And 1 In Kitchen In Basement**Explanation : 3 Sets*

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	17%			LIFE	**	5	\$180,300	
Metal Panel	5%			2050	**	5-10	\$97,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$1,103,200	
Stucco Cement	10%			2043	**	5	\$70,700	
Stucco Cement	5%			2043	**	5	\$35,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse Bulkhead Wall At Roof Levels</i>								
<i>Explanation : Referring To EIFS Product</i>								
Window Wall	3%			2050	**	5	\$31,800	
Windows								
Aluminum	97%			2046	**	5	\$40,400	
Metal Louvers	3%			2039	**	10	\$7,800	
Parapets								
Metal Panel	5%			2050	**	5	\$4,600	
Metal Rail	15%			2043	**	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	**	5	\$179,800	
Stucco Cement	20%			2043	**	5	\$12,300	
Roof								
IRMA/Protected Membrane	20%			2035	**	10	\$16,400	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	10%	2-4	\$4,500	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Over 7th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cooling Tower Area</i>								
Single Ply Membrane	70%			2035	**	10	\$57,500	
Soffits								
Metal Panel	30%			2050	**	5-10		
Stucco Cement	70%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$160,600	
Ceramic Tile	5%			2039	**	5	\$18,400	
Terrazzo	5%			LIFE	**	5	\$28,700	
Vinyl Tile	80%			2035	**	3	\$110,100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$29,000	
Gypsum Board	80%			LIFE	**	5-10	\$492,800	
Granite Panels	5%			LIFE	**	10	\$7,200	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	85%			2043	**	5	\$312,000	
Exposed Struc: Steel	5%			LIFE	**	10	\$36,700	
Gypsum Board	10%			LIFE	**	5-10	\$126,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	10%			2050	**			
Iron Picket	90%			2065	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2035	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2035	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2033	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2050	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 3,000 Amperes And 1,600 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 500 And Two 75 Kilovolt Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	80%			2050	**	5	\$800	
Molded Case Bkrs	20%			2050	**	5	\$1,300	
<b>Raceway</b>								
Conduit	100%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2046	**	5	\$300	
Molded Case Bkrs	95%			2046	**	5	\$6,100	
<b>Wiring</b>								
Thermoplastic	100%			2050	**	1		
<b>Motor Controllers</b>								
Motor Control Center	80%			2035	**	5	\$5,300	
Variable Frequency Drive	20%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,200	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2043	**	1	\$37,700	
Automatic	50%			2047	**	1	\$37,700	
<b>Generators</b>								
Diesel	50%			2039	**	1	\$47,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 1,250 Kilowatts</i>						
Diesel	50%			2039	**	1	\$47,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated At 2,000 Kilowatts</i>						
<b>Batteries</b>								
Lead/Acid	50%			2024	\$800	5	\$4,500	
Lead/Acid	50%			2024	\$800	5	\$4,500	
<b>Fuel Storage</b>								
Day Tank	25%			2046	**	5	\$11,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 300 Gallon Capacity</i>						
Day Tank	25%			2046	**	5	\$11,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 300 Gallon Capacity</i>						
Underground Storage	50%			LIFE	**	5	\$15,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 10,000 Gallon</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2035	**	10	\$202,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2035	**	10	\$11,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	1%			2035	**	10	\$100	
LED	4%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$3,000	
Exit, LED	50%			2058	**	1		

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	20%			2035	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof And Perimeter</i>								
<i>Explanation : Controlled Via Photocell And Timer</i>								
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2058	**	5	\$7,200	
<b>Alarm</b>								
Security System No Component Generic	70%			2035	**	1	\$27,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection No Component Generic, Digital	70%			2035	**	1-3	\$45,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells And Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Power Plant</i>								
Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam	50%			2033	**	1	\$60,600	
	50%			2033	**	5	\$7,300	
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	4+	\$9,800	2038	**	4	\$6,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control Valves Manually Operated In Basement And Penthouse</i>								
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$6,000	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2030	\$1,763,300	1	\$75,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : See Air Conditioning Terminal Devices.</i>								
Convactor/Radiator	40%			2035	**	1	\$31,700	
Fan Coil Unit/Heat	10%			2030	\$375,600	1	\$7,900	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2030	\$1,809,400	1	\$96,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Z</i>								
<i>Explanation : Located In Power Plant</i>								
Split Unit	15%			2030	\$803,100			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$91,800	2040	**	4	\$12,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Swing Condenser And Chilled Water Pump In Penthouse.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Faulty Bearings On Condenser Water Pumps.</i>								
Terminal Devices								
Air Handler/Cool/Ht	85%			2030	\$2,390,900	1	\$128,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : See Heating Terminal Devices.</i>								
No Component	15%							
Heat Rejection								
Water Cooling Tower	85%			2028	\$809,000	2	\$209,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Buildings D And S.</i>								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$115,600	LIFE	**	2-5	\$136,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Air And Spill Air Dampers Operated Manually In Basement And Penthouse.</i>								
Exhaust Fans								
Interior	50%			2030	\$446,100	2	\$3,800	
Roof	50%			2030	\$208,200	2	\$3,800	

## Plumbing

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	2-4	\$37,400	2050	**	1		
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Domestic Water Pumps Controls In Basement.</i>								
HW Heat Exchanger Steam Fired	100%			2040	**	4	\$24,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$38,200	4	\$7,800	
Sewage Ejector(s) Electric	100%			2030	\$72,200	4	\$14,600	
Backflow Preventer Generic	100%			2030	\$63,700	1	\$15,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Six Units From Basement To 7th Floor, One Unit From Basement To Penthouse</i>								
<i>Explanation : 7 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$123,600	
Sprinkler Generic	100%			2040	**	1-2	\$68,700	
Fire Pump Generic	100%			2033	**	1	\$45,800	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY  
**Address** : 547 WINTHROP STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.250 / 277 **Yr Built/Renovated** : 1959 /  
**Area Sq Ft** : 139,970 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Feb-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,234,900	\$143,100
Interior Architecture	\$423,400	\$1,016,000
Electrical	\$3,918,300	\$1,382,900
<b>Total</b>	<b>\$9,576,500</b>	<b>\$2,542,000</b>
Importance Code A	\$5,234,900	\$186,000
Importance Code B	\$4,182,600	\$2,356,000
Importance Code C	\$159,100	
<b>Total</b>	<b>\$9,576,500</b>	<b>\$2,542,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$31,200			\$34,600
Interior Architecture	\$27,100		\$1,400	
Electrical	\$62,500	\$4,400	\$5,800	\$39,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$128,700</b>	<b>\$12,300</b>	<b>\$15,100</b>	<b>\$81,600</b>
Importance Code A	\$31,600			\$34,600
Importance Code B	\$85,700	\$12,300	\$15,100	\$47,000
Importance Code C	\$11,500			
<b>Total</b>	<b>\$128,700</b>	<b>\$12,300</b>	<b>\$15,100</b>	<b>\$81,600</b>



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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Cast in Place Concrete	5%	Now	\$39,400	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick Cavity	70%			LIFE	**	5	\$89,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Currently Vacant.</i>								
Masonry: Granite	5%			LIFE	**	5	\$4,800	
Metal Coiling Doors	5%	Now	\$39,600	2031	**	5	\$10,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$146,200	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Window Wall	13%			2046	**	5	\$62,400	
<b>Windows</b>								
Aluminum	97%	0-2	\$2,253,800	2051	**	5	\$24,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location :</i>								
Metal Louvers	3%	Now	\$49,600	2041	**			
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Fire Damage</i>								
<b>Parapets</b>								
Metal Rail	100%			2039	**	5-10	\$88,200	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>	
<b>Exterior</b>									
<b>Roof</b>									
Single Ply Membrane	100%	Now	\$2,706,200	2036	**				
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Bird Droppings Throughout</i>									
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Lower Roof</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Bird Droppings Throughout Lower Roof</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Lower Roof</i>									
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	25%			LIFE	**	5	\$122,900		
Ceramic Tile	2%			2035	**	5	\$4,500		
Panel/Paver: Cer/Brk	35%			2042	**	5	\$177,000		
Terrazzo	5%			LIFE	**	5	\$8,800		
Traffic Topping	23%	0-2	\$140,000	2026	\$700,200	5	\$32,300		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	5%			2026	\$104,300	3	\$4,200		
Wood	5%			2041	**	5	\$21,100		
<b>Interior Walls</b>									
Concrete Masonry Unit	25%	Now	\$159,100	LIFE	**	5	\$26,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	5%	Now	\$11,500	LIFE	**	5	\$3,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
SGFT/Glazed Masonry	70%			LIFE	**				
<b>Ceilings</b>									
AcousTile,Adhered	5%			2031	**	5	\$10,200		
Exposed Concrete	5%	Now	\$35,800	LIFE	**	5	\$1,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2nd Floor At Concrete Beam</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2nd Floor At Concrete Beam</i>									
Exposed Concrete	90%			LIFE	**	5	\$28,600		

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>	

Under 600 Volts

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2026	\$42,900	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Ampere Main Disconnect Switches</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	30%			2026	\$48,000	5	\$200	
Molded Case Bkrs	70%			2026	\$112,100	5	\$2,600	
<b>Raceway</b>								
Conduit	100%			2026	\$165,900	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$6,500	5	\$200	
Molded Case Bkrs	95%			2025	\$124,000	5	\$3,500	
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$209,200	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2026	\$52,300	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2024	\$33,000	5	\$200	
Motor Control Center	80%			2024	\$193,400	5	\$3,100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$10,400	LIFE	**	5	\$2,100	
<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%			2021	\$2,587,900	10	\$132,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	4%			2021	\$107,800	2	\$100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2021	\$110,600	10	\$18,100	
Exit, Service	50%			2021	\$27,300	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$577,200	10	\$400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2026	\$46,200	1	\$5,200	
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Analog	50%			2026	\$791,500	1-3	\$43,100	

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\*\* 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			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Whole</i>								
<i>Explanation : This Is Vacant Building. Steam Supplied From Power House</i>								
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater								
Not Accessible	100%							
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
Not Accessible	100%							
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Not Accessible	100%							
Pool Filter/Treatment								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<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</b>
Plumbing									
	Backflow Preventer								
	Not Accessible	100%							
Fixtures									
	Not Accessible	100%							
Vertical Transport									
Elevators									
	Not Accessible	100%							
Escalators									
	Not Accessible	100%							
Fire Suppression									
Standpipe									
	Not Accessible	100%							
Sprinkler									
	Not Accessible	5%							
	Not Accessible	95%							
Fire Pump									
	Not Accessible	100%							
Chemical System									
	Not Accessible	100%							

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 21-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,7,10,Ph  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,367,800	\$1,219,700
Interior Architecture	\$4,254,700	\$3,718,100
Electrical	\$1,873,400	\$10,748,100
Mechanical	\$1,937,500	\$14,698,800
<b>Total</b>	<b>\$9,433,400</b>	<b>\$30,384,800</b>
Importance Code A	\$1,446,900	\$1,309,800
Importance Code B	\$7,346,300	\$28,807,700
Importance Code C	\$640,200	\$267,300
<b>Total</b>	<b>\$9,433,400</b>	<b>\$30,384,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$52,600			
Interior Architecture	\$200,700		\$22,700	\$91,200
Electrical	\$133,800	\$81,900	\$100,700	\$84,200
Mechanical	\$246,100	\$91,600	\$92,800	\$59,900
Site Enclosure	\$13,400			
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$735,300</b>	<b>\$262,300</b>	<b>\$305,000</b>	<b>\$324,100</b>
Importance Code A	\$52,600			
Importance Code B	\$669,300	\$262,300	\$282,300	\$324,100
Importance Code C	\$13,400		\$22,700	
<b>Total</b>	<b>\$735,300</b>	<b>\$262,300</b>	<b>\$305,000</b>	<b>\$324,100</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$111,900	
Concrete Masonry Unit	3%			LIFE	**	5	\$21,000	
Masonry: Brick	75%	0-2	\$276,400	LIFE	**	5	\$419,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$42,000	
Metal Panel	10%	Now	\$74,300	2040	**	5	\$104,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Building C</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%			2035	**	5	\$42,000	
Window Wall	2%			2050	**	5	\$42,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	98%			2038	**	5	\$229,300	
Steel	2%	Now	\$266,900	2055	**	5	\$29,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building C Stair At Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building C Stair At Penthouse</i>								
Parapets								
Copper/Terne	2%			2050	**	5	\$4,400	
Masonry: Brick	55%			LIFE	**	5-10	\$169,100	
Masonry: Limestone	13%			LIFE	**	5-10	\$71,300	
Metal Rail	15%			2035	**	5-10	\$121,800	
Metal: Cage/Fence	15%			2035	**	5-10	\$52,200	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	20%	Now	\$21,200	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : On Buildings A, B And C</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Penthouse On Buildings A, B And C</i>								
Copper/Terne	3%			2045		**	10	\$21,800
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	72%			2035		**	10	\$209,200
Sloped Glazing	5%	Now	\$371,300	LIFE		**	5	\$193,700
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Ground Floor</i>								
Soffits								
Stucco Cement	100%			2043		**	5	
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	5%	0-2	\$141,200	2026	\$706,200	3	\$76,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices At Buildings A, B, C And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices At Buildings A, B, C And Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$443,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Throughout</i>								
Ceramic Tile	3%	4+	\$32,200	2033	**	5	\$15,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
Quarry Tile	5%	4+	\$159,000	2035	**	5	\$38,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
Raised Access Floor	2%	0-2	\$27,300	2033	**	5	\$38,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Ground Floor Information Technology Office</i>								
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ground Floor Information Technology Office</i>								
Sheet Vinyl/Rubber	3%			2035	**	5	\$45,600	
Terrazzo	20%	4+	\$514,400	LIFE	**	5	\$158,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors At Buildings A, B, And C</i>								
Vinyl Tile	32%	0-2	\$301,000	2035	**	3	\$121,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Buildings A, B, C And Throughout</i>								
Vinyl Tile 9" X 9"	20%	Now	\$243,800	2025	\$2,437,600	3	\$76,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse At Buildings A, B, C And Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$62,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room And Basement Throughout</i>								
Ceramic Tile	5%			2033	**	5	\$45,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$72,500	
Gypsum Board	25%			LIFE	**	5-10	\$385,100	
Plaster	35%	Now	\$138,900	LIFE	**	5	\$95,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse And 1st Floor At Buildings A, B, C And Throughout</i>								
SGFT/Glazed Masonry	20%	4+	\$153,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	2-4	\$111,900	2035	**	5	\$158,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	2-4	\$111,900	2043	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ground Floor At Buildings A, B, C And Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Buildings A, B, C And Throughout</i>								
Exposed Concrete	7%			LIFE	**	5-10	\$88,700	
Plaster	43%	Now	\$1,873,300	LIFE	**	5	\$272,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ground, 3rd And 7th Floor At Buildings A, B, C And Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Buildings A, B, C And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ground, 3rd And 7th Floor At Buildings A, B, C And Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	10%			2050	**			
Iron Picket	85%	Now	\$3,100	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Clarkson Avenue</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Clarkson Avenue</i>								
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Clarkson Avenue</i>								
Masonry: Brick	5%			2040	**			

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls								
Masonry: Brick	50%	Now	\$8,900	2050		**		
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Planters In Front Of Buildings</i>					
Masonry: Fieldstone	50%	Now	\$1,400	2050		**		
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Along Clarkson Avenue</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Along Clarkson Avenue</i>					
			<i>Explanation : Material Is Granite</i>					
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%			2043		**		
Parking/Driveway								
Asphalt	100%			2039		**		
<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</b>
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	70%			2030	\$90,100	5	\$2,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each</i>					
Fused Disc Sw	30%	0-2	\$38,600	2060		**	\$400	
			<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Throughout Basement</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>					
Transformers								
Dry Type	50%			2028	\$8,600	5	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Two 150 Kilovolt-ampere At 480/277/120 Volts</i>					
Dry Type	50%			2035		**	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 112.5 Kilovolt-ampere At 480/277/208 Volts</i>					

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**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</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>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	30%			2030	\$160,100	5	\$800
	Molded Case Bkrs	70%	0-2	\$373,500	2060	**	5	\$5,500
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Basement</i>								
<b>Raceway</b>								
	Conduit	90%			2030	\$575,100	1	
	Conduit	10%			2050	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2029	\$58,800	5	\$1,400
	Molded Case Bkrs	80%	0-2	\$470,100	2055	**	5	\$6,300
<i>On Extended Life, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout The Basement</i>								
	Molded Case Bkrs	10%			2046	**	5	\$1,600
<b>Wiring</b>								
	Braided Cloth	70%	0-2	\$689,100	2055	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	20%			2040	**	1	
	Thermoplastic	10%			2050	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	50%			2028	\$203,300	5	\$2,000
	Locally Mounted	30%			2035	**	5	\$1,200
	Motor Control Center	20%			2028	\$521,000	5	\$3,300
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%	Now	\$10,400	LIFE	**	5	\$8,800
<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%			2035	**	1	\$55,300
	Automatic	70%			2043	**	1	\$129,000
<b>Generators</b>								
	Diesel	100%			2039	**	1	\$231,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2024	\$1,600	5	\$22,200

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Fuel Storage</b>								
Day Tank	50%			2046	**	5	\$55,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2033	**	5	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30,000 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	55%			2025	\$5,912,800	10	\$302,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2035	**	10	\$219,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	\$537,500	10	\$27,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$7,200	
Exit, LED	40%			2058	**	1		
Exit, Service	10%			2030	\$21,800	1		
<b>Exterior Lighting</b>								
HID	100%			2025	\$2,469,700	10	\$1,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Parapet Mounted Fixtures</i>								
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Site Lighting</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2035	**	1	\$67,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2035	**	1-3	\$369,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Replacement In Progress</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2030	\$62,300	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$40,600	2039	**	5	\$17,800	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2050	**	4	\$44,300	
Terminal Devices								
Air Handler	20%			2025	\$1,722,600	1	\$74,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Convactor/Radiator	80%			2028	\$2,623,300	1	\$154,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%	Now	\$130,300	2024	\$1,302,600	2	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Reciprocating Compr/Chiller	10%	Now	\$52,000	2025	\$519,900	1	\$25,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : B Building Basement</i>								
Ext Pkg Unit - Heating/Cooling	20%	2-4	\$306,700	2025	\$1,533,700	2	\$5,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor And Roof</i>								
<i>Explanation : Constant Compressor Failure</i>								
Window/Wall Unit	60%			2025	\$765,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2040	**	4	\$3,000	
No Component	90%							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
Terminal Devices								
	Air Handler/Cool/Ht	10%			2025	\$687,000	1	\$37,000
	No Component	90%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$528,800
Exhaust Fans								
	Interior	40%	Now	\$87,200	2025	\$871,700	2	\$5,900
			<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
	Roof	60%			2030	\$610,200	2	\$11,000
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2030	\$975,400	4	\$88,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2025	\$93,400	4	\$19,000
Sewage Ejector(s)								
	Electric	100%			2025	\$176,400	4	\$35,800
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : A And C Buildings - Six Passengers Units From Basement To Roof, Three Freight Units From Basement To 10th Floor</i>					
			<i>Explanation : 9 Units</i>					
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2030	\$2,552,700	1-5	\$313,100
Sprinkler								
	No Component	80%						
	Generic	20%			2030	\$1,199,600	1-2	\$33,600

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING  
**Address** : 591 KINGSTON 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** : 26-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$185,400	\$45,300
Interior Architecture	\$360,700	\$76,600
Electrical		\$649,900
Mechanical	\$247,700	\$1,327,800
Site Pavements	\$141,200	
<b>Total</b>	<b>\$934,900</b>	<b>\$2,099,600</b>
Importance Code A	\$185,400	\$45,300
Importance Code B	\$467,900	\$1,977,700
Importance Code C	\$281,600	\$76,600
<b>Total</b>	<b>\$934,900</b>	<b>\$2,099,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,800			
Interior Architecture	\$36,300			\$10,700
Electrical	\$8,100	\$4,700	\$9,200	\$5,000
Mechanical	\$27,000	\$4,400	\$10,400	\$4,900
Site Pavements	\$12,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$114,100</b>	<b>\$13,000</b>	<b>\$23,600</b>	<b>\$24,500</b>
Importance Code A	\$26,800		\$1,400	
Importance Code B	\$66,000	\$13,000	\$22,100	\$22,100
Importance Code C	\$21,300			\$2,300
<b>Total</b>	<b>\$114,100</b>	<b>\$13,000</b>	<b>\$23,600</b>	<b>\$24,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	100%	Now	\$185,400	LIFE	**	5	\$45,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade At Window Sills</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$4,500	
Parapets								
Metal Rail	100%	Now	\$400	2043	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner</i>								
Roof								
Single Ply Membrane	100%	Now	\$24,100	2035	**			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Near Southwest Corner</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$22,200	
Ceramic Tile	3%			2039	**	5	\$2,200	
Sheet Vinyl/Rubber	10%			2035	**	5	\$10,900	
Vinyl Tile	80%	Now	\$53,800	2035	**	3	\$21,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridors And 2nd Floor Open Offices</i>								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$18,700	
Gypsum Board	82%			LIFE	**	5-10	\$217,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2035	**	5	\$61,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridors Throughout</i>								
Exposed Struc: Steel	5%	0-2	\$166,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
Gypsum Board	10%			LIFE	**	5-10	\$24,900	
Site Enclosure								
Fence/Gates								
Aluminum Picket	50%			2050	**			
Chain Link	50%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$12,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

## Parking/Driveway

Asphalt	100%	0-2	\$141,200	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes</i>								

## Transformers

Dry Type	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-amperes, 480/277 Volts</i>								

## Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$200	
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## Raceway

Conduit	100%			2040	**	1		
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## Panelboards

Molded Case Bkrs	100%			2038	**	5	\$1,300	
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## Wiring

Thermoplastic	100%			2040	**	1		
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## Motor Controllers

Locally Mounted	100%			2035	**	5	\$300	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$1,400	
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## Stand-by Power

## Transfer Switches

Automatic	100%			2035	**	1	\$14,900	
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## Generators

Diesel	100%			2033	**	1	\$18,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : Emergency Generator Rated At 53 Kilowatts</i>								

## Batteries

Lead/Acid	100%			2023		5	\$1,800	
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 100 Gallon Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 30,000 Gallon Capacity</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2030	\$294,800	10	\$43,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 98%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2030	\$13,400	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$13,000	1		
Exit, Service	50%			2030	\$8,800	1		
<b>Exterior Lighting</b>								
HID	50%			2030	\$99,700	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	50%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2045	**	5	\$1,400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2030	\$47,900	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2030	\$164,100	1-3	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Stations And Horns</i>								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$2,900	
Distribution								
Hot Wtr Piping/Pump	4%	0-2	\$3,100	2038	**	4	\$100	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Controls In General And For Variable Air Volume Boxes Throughout.</i>								
Hot Wtr Piping/Pump	21%			2038	**	4	\$800	
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$1,200	
Steam Piping/Pump	2%	Now	\$4,400	2040	**			
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Control Valve In Manual Mode At Both Rooftop Units.</i>								
Steam Piping/Pump	23%			2040	**			
Terminal Devices								
Air Handler	75%			2030	\$521,600	1	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Fan Coil Unit/Heat	25%			2030	\$185,200	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%	2-4	\$247,700	2030	\$495,400	2	\$1,900	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 2 Units On Roof.</i>								
Split Unit	2%			2030	\$21,100			
No Component	18%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,700	
Exhaust Fans								
Roof	100%			2030	\$82,100	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater								
Electric	100%			2028	\$43,600	4	\$300	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING**  
**Asset # : 4123**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2030	\$12,600	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Enclosure Near Sidewalk</i>						
		<i>Explanation : Reduced Pressure Zone Device Located Outside</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$24,400	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 26-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5,Ph  
**Block** : 4829 **Lot** : 1 **BIN** : 3327678

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$999,400	\$113,600
Interior Architecture	\$869,500	\$725,000
Electrical	\$442,400	\$3,809,700
Mechanical	\$1,865,500	\$2,839,800
<b>Total</b>	<b>\$4,176,800</b>	<b>\$7,488,100</b>
Importance Code A	\$999,400	\$113,600
Importance Code B	\$2,700,600	\$7,225,300
Importance Code C	\$476,800	\$149,100
<b>Total</b>	<b>\$4,176,800</b>	<b>\$7,488,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,100		\$5,900	
Interior Architecture	\$92,300		\$19,700	
Electrical	\$25,200	\$17,000	\$31,300	\$18,000
Mechanical	\$107,200	\$92,000	\$70,200	\$88,000
Site Enclosure	\$19,100			
Site Pavements	\$57,700			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$333,400</b>	<b>\$128,700</b>	<b>\$146,800</b>	<b>\$125,700</b>
Importance Code A	\$12,100		\$11,000	
Importance Code B	\$224,400	\$128,700	\$135,800	\$125,700
Importance Code C	\$96,900			
<b>Total</b>	<b>\$333,400</b>	<b>\$128,700</b>	<b>\$146,800</b>	<b>\$125,700</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	88%	Now	\$465,300	LIFE	**	5	\$113,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$44,400	
Metal Coiling Doors	2%	Now	\$80,000	2043	**	5	\$4,000	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$16,800	
Window Wall	3%			2050	**	5	\$14,500	
Windows								
Aluminum	95%	Now	\$235,000	2046	**	5	\$25,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse And 5th Floor Throughout</i>								
Metal Louvers	5%			2039	**	10	\$16,900	
Parapets								
Masonry: Brick Cavity	95%	Now	\$44,400	LIFE	**	5	\$8,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Penthouse</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,800	
Roof								
IRMA/Protected Membrane	100%	Now	\$174,700	2035	**			
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 75%</i>								
<i>Location : Over 5th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 5th Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Leak Areas, But Still Leaking</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 5th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Nurse Station 5a, Corridor Near Room 6, Restroom In Room 6, Storage Room 5a06</i>								
Soffits								
Metal Panel	5%	Now	\$800	2050	**	5	\$500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Loading Dock</i>								
Stucco Cement	95%			2043	**	5	\$11,700	
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$115,100	
Ceramic Tile	5%	Now	\$13,900	2033	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Toilets</i>								
Quarry Tile	10%	Now	\$165,100	2043	**	5	\$19,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Kitchen</i>								
Sheet Vinyl/Rubber	5%	Now	\$42,600	2030	\$426,100	5	\$9,900	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Occupational Therapy Room</i>								
Terrazzo	5%			LIFE	**	5	\$20,500	
Traffic Topping	5%	Now	\$17,800	2035	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Resident Toilets</i>								
Vinyl Tile	60%			2035	**	3	\$59,200	
Interior Walls								
Cast in Place Concrete	3%	Now	\$79,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Kitchen</i>								
Ceramic Tile	5%	Now	\$57,600	2039	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$45,900	
Fabric on Framing	10%			2031	**	5	\$19,100	
Folding Partition	2%	Now	\$66,500	2055	**	5	\$9,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Cafeteria</i>								
Gypsum Board	65%			LIFE	**	5-10	\$422,600	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,300	2043	**	5	\$3,800	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Corridor Near Room 6, Room 5a06, Near Nurse Station 5a, Restroom In Room 6</i>								
AcousTileSusp.Lay-In	60%			2043	**	5	\$90,300	
Exposed Concrete	10%			LIFE	**	5-10	\$18,800	
Gypsum Board	25%			LIFE	**	5-10	\$129,400	
Site Enclosure								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Aluminum Picket	40%	Now	\$9,000	2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Chain Link	10%	Now	\$1,300	2040		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Lot Gates</i>								
Iron Picket	45%	Now	\$8,800	2050		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			2050		**		
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2065		**		
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	2-4	\$12,400	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	4+	\$24,800	2043		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	0-2	\$20,500	2033		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2040		**	5	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated 4,000 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2040		**	5	\$800

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	90%			2038	**	5	\$4,100	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	5%	Now	\$1,800	2035	**	5		
		<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Overhead Door Not Working In Loading Dock</i>						
Motor Control Center	95%			2028	\$321,600	5	\$4,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$53,800	
Generators								
Diesel	100%			2033	**	1	\$67,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 750 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$6,500	
Fuel Storage								
Day Tank	50%			2038	**	5	\$16,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 100 Gallon Capacity</i>						
Underground Storage	50%			LIFE	**	5	\$10,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 2,500 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	93%			2030	\$2,918,100	10	\$149,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2030	\$62,800	10	\$3,200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
LED	5%			2035	**			

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Lighting**

## Egress Lighting

Emergency, Service	40%			2030	\$37,600	1		
Emergency, Battery	10%			2030	\$25,700	10	\$4,200	
Exit, LED	10%			2045	**	1		
Exit, Service	40%			2030	\$25,400	1		

## Exterior Lighting

HID	20%			2030	\$144,200	10	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : Operated Via Timer And Photocell*

## No Component

80%

**Lightning Protection**

## Arresters/Cabling

Generic	100%			2045	**	5	\$5,100	
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**Alarm**

## Security System

No Component	70%							
Generic	30%	Now	\$86,600	2030	\$173,200	1	\$17,600	

*Cameras Damaged, Extent : Moderate, Area Affected : 100%*

*Location : Cameras Not Working Throughout*

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

*Location : Hallways*

*Explanation : Surveillance Cameras*

## Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%	4+	\$355,800	2040	**	1-3	\$29,400	

*Malfunctioning, Extent : Moderate, Area Affected : 100%*

*Location : Replacement Parts Not Available System Is Obsolete Throughout Building*

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

*Location : Throughout The Building*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam / PRV	100%	0-2	\$5,500	2040	**	1		
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*Controller Not Working, Extent : Moderate, Area Affected : 100%*

*Location : Malfunctioning Control Valves At Pressure Release Valve 1 And 2 Causing Relief Valves To Activate. Operating Manually In Steam Room.*

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

*Location : Basement Steam Room*

*Explanation : Steam Supplied From Power House*

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : 3 Heat Exchangers For Radiators, Heating Coils And Kitchen.</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2046	**	4	\$6,500	
Central Plant Steam Piping/Pmp	50%	Now	\$75,600	2050	**	4	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steam Room</i>								
<i>Explanation : Condensate Return Pump Is Undersized</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2030	\$1,256,900	1	\$54,100	
Convactor/Radiator	40%			2035	**	1	\$22,600	
Fan Coil Unit/Heat	10%			2030	\$267,700	1	\$5,700	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2046	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	50%	2-4	\$1,011,600	2033	**	1	\$85,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Units Not Operating Effectively.</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room In Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room In Basement</i>								
<i>Explanation : 2 Units With Dirty Heads. Scale Build Up In Tubes.</i>								
Centrifugal, Elec Chiller	48%			2033	**	1	\$90,800	
Split Unit	2%			2030	\$76,300			
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	4+	\$65,400	2040	**	4	\$8,600	
<i>Corroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chilled Water Pump No 2 And Condenser Water Pump No 2 In Basement.</i>								
<i>Leak Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Chilled Water Pump No 2 And Condenser Water Pump No 2 In Basement.</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	25%	0-2	\$501,300	2035	**	1	\$24,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Acu -2 In Basement.</i>								
<i>Explanation : Inadequate Cooling Due To High Cooling Water Temperatures From Chillers,</i>								
Air Handler/Cool/Ht	75%			2035	**	1	\$81,100	
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2028	\$678,400	2	\$175,900	

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	98%	0-2	\$80,700	LIFE	**	2-5	\$95,500	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Faulty Operation Of Variable Air Volume Boxes Throughout.</i>								
No Component	2%							
Exhaust Fans								
Interior	50%			2030	\$318,000	2	\$2,700	
Roof	50%			2030	\$148,400	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$26,700	2050	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Domestic Water Pump Station In Basement.</i>								
HW Heat Exchanger								
Steam Fired	100%	4+	\$5,700	2050	**	4	\$17,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control Valve Leaking At Kitchen Unit.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units For Domestic Use And 1 Unit For Kitchen.</i>								
Sanitary Piping								
Cast Iron	100%	4+	\$130,800	LIFE	**	1		
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$27,300	4	\$5,500	
Sewage Ejector(s)								
Electric	100%	Now	\$10,300	2030	\$51,500	4	\$7,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Pipe Burst At Discharge Check Valve.</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$10,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement To 5th Floor</i>								
<i>Explanation : 3 Units. Obsolete Equipment. Cooling Unit In Machine Room Faulty.</i>								
Hydraulic	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								

**Fire Suppression**

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Standpipe							
	Generic	100%			2056	* *	1-5	\$88,100
	Sprinkler							
	Generic	100%			2050	* *	1-2	\$49,000
	Fire Pump							
	Generic	100%			2039	* *	1	\$32,600

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : LINCOLN HOSPITAL GARAGE  
**Address** : 234 EAST 149TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008  
**Area Sq Ft** : 303,425 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 03-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4,5  
**Block** : 2335 **Lot** : 16 **BIN** : 2097050

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$719,600
Interior Architecture	\$450,300	\$929,400
Electrical	\$1,556,000	\$3,307,700
Mechanical	\$39,700	\$39,700
<b>Total</b>	<b>\$2,046,000</b>	<b>\$4,996,300</b>
Importance Code A		\$719,600
Importance Code B	\$2,046,000	\$4,276,700
<b>Total</b>	<b>\$2,046,000</b>	<b>\$4,996,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Electrical	\$3,400	\$3,800	\$2,800	\$3,400
Mechanical	\$5,700	\$11,300	\$5,700	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$18,900</b>	<b>\$25,000</b>	<b>\$18,400</b>	<b>\$18,900</b>
Importance Code A				
Importance Code B	\$18,900	\$25,000	\$18,400	\$18,900
<b>Total</b>	<b>\$18,900</b>	<b>\$25,000</b>	<b>\$18,400</b>	<b>\$18,900</b>



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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	\$220,100	
Masonry: Brick Cavity	15%			LIFE	**	5	\$7,800	
Parapets								
Cast in Place Concrete	90%			LIFE	**	5	\$409,300	
Masonry: Brick	10%			LIFE	**	5	\$4,400	
Roof								
Cast in Place Concrete	95%			LIFE	**			
Modified Bitumen	3%			2027	\$50,800	10	\$3,400	
Single Ply Membrane	2%			2027	\$39,500	10	\$2,300	
<b>Interior</b>								
Floors								
Cast in Place Concrete	100%	Now	\$450,300	LIFE	**	5	\$867,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Potholes Throughout</i>								
Interior Walls								
Cast in Place Concrete	95%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Ceilings								
Exposed Concrete	100%			LIFE	**	5	\$62,000	
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2027	\$49,100	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$8,000	
Wiring								
Thermoplastic	100%			2027	\$107,700	1		
<b>Lighting</b>								
Interior Lighting								
HID	100%			2027	\$2,707,500	10	\$9,800	
Egress Lighting								
Emergency, Battery	50%			2022	\$223,400	10	\$36,600	
Exit, Service	50%			2022	\$44,700	1		
Exterior Lighting								
HID	100%			2022	\$1,251,200	10	\$900	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2027	\$100,200	1	\$11,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$343,100	1-3	\$19,300	

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Vertical Transport							
Elevators Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1st To 5th Floor</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe Generic	100%		2037	**	1-5	\$153,000	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : LINCOLN HOSPITAL MAIN HOSPITAL  
**Address** : 234 EAST 149TH STREET @PARK-MORRIS AVES.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008  
**Area Sq Ft** : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 03-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,7,8,9,pen  
**Block** : 2335 **Lot** : 16 **BIN** : 2097050

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$4,626,800	\$2,794,500
Interior Architecture	\$2,168,800	\$13,885,600
Electrical	\$5,323,800	\$9,528,100
Mechanical	\$16,053,900	\$10,196,200
<b>Total</b>	<b>\$28,173,300</b>	<b>\$36,404,300</b>
Importance Code A	\$4,626,800	\$4,547,300
Importance Code B	\$23,444,600	\$19,506,400
Importance Code C	\$101,800	\$12,350,700
<b>Total</b>	<b>\$28,173,300</b>	<b>\$36,404,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$31,700			
Interior Architecture	\$17,000		\$102,900	\$125,800
Electrical	\$98,100	\$101,900	\$86,500	\$81,500
Mechanical	\$245,900	\$191,900	\$335,300	\$202,500
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
<b>Total</b>	<b>\$573,200</b>	<b>\$474,200</b>	<b>\$705,200</b>	<b>\$590,300</b>
Importance Code A	\$82,800	\$53,600	\$51,100	\$51,100
Importance Code B	\$490,400	\$420,600	\$628,600	\$539,100
Importance Code C			\$25,500	
<b>Total</b>	<b>\$573,200</b>	<b>\$474,200</b>	<b>\$705,200</b>	<b>\$590,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	83%	0-2	\$1,403,700	LIFE	**	5	\$685,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Horizontal Expansion Joints Throughout</i>								
Masonry: Brick Cavity	10%	Now	\$1,014,700	LIFE	**	5	\$82,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade - A Wing / Wall At Generator Intake - 3rd Floor</i>								
Window Wall	7%			2047	**	5	\$216,900	
Windows								
Aluminum	60%			2043	**	5	\$92,700	
Aluminum	40%			2035	**	5	\$61,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Double Gauge Windows With Recessed Cavity</i>								
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$52,800	
Metal Rail	10%			2040	**	5-10	\$112,200	
Pre-Cast Concrete	5%			LIFE	**	5	\$19,500	
Roof								
IRMA/Protected Membrane	25%	Now	\$959,000	2037	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor A Wing</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor A Wing, 3rd Floor Roof At Generator</i>								
IRMA/Protected Membrane	35%			2027	\$1,342,600	10	\$154,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B And D Wings</i>								
<i>Explanation : 9th Floor Roofs</i>								
Modified Bitumen	25%			2035	**	10	\$110,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Annex And C Wing Roof Above 10th Floor</i>								
Plaza Roof: Stone Panels	3%	Now	\$31,700	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium Entrance</i>								
Roll Roofing	5%	Now	\$99,300	2029	\$99,300	5	\$18,400	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
Skylight, Metal/Glass	7%	Now	\$995,300	2037	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Glass Above A And C Wings</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Skylight, Metal/Glass	7%	Now	\$995,300	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above A And C Wings</i>								
Interior								
Floors								
Carpet	10%			2026	\$2,157,800	3	\$232,200	
Cast in Place Concrete	10%			LIFE	**	5	\$338,700	
Ceramic Tile	5%			2036	**	5	\$77,400	
Panel/Paver: Cer/Brk	10%			2043	**	5	\$348,300	
Vinyl Tile	65%	Now	\$467,100	2032	**	3	\$377,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$203,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$81,500	
Fabric on Framing	5%			2028	\$11,324,200	5	\$50,900	
Gypsum Board	60%			LIFE	**	5	\$733,200	
Gypsum Board	9%			LIFE	**	5	\$110,000	
Masonry: Brick	5%			LIFE	**			
Marble Panels	1%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Utility Elevator Banks</i>								
<i>Explanation : Corian Panels</i>								
Ceilings								
AcousTileConcealSpLn	30%	4+	\$817,500	2032	**	5	\$289,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors On Floors 3, 5, 6, 8, 9</i>								
AcousTileSusp.Lay-In	40%	Now	\$109,000	2040	**	5	\$308,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Locker Rooms Below Auditorium Plaza Entrance</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$77,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Emergency Rooms</i>								
Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	5%	Now	\$17,000	LIFE	**	5	\$96,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Section A, Stair A</i>								
Metal Panel	10%			LIFE	**	5	\$192,800	
Metal Panel	3%	Now	\$421,900	LIFE	**	5	\$57,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen, Food Preperation Area</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>							
Service Equipment							
Air Circuit Breaker	60%		2027	\$137,600	5	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>							
Fused Disc Sw	40%		2027	\$91,800	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>							
<b>Transformers</b>							
Dry Type	100%		2025	\$17,300	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Three 1,000 Kilovolt-ampere, 460hv-208/120lv</i>							
<b>Switchgear / Switchboard</b>							
Fused Disc Sw	50%		2027	\$506,900	5	\$2,200	
Molded Case Bkrs	50%		2027	\$506,900	5	\$13,600	
<b>Raceway</b>							
Conduit	90%		2027	\$1,150,300	1		
Conduit	10%		2047	**	1		
<b>Panelboards</b>							
Fused Disc Sw	7%		2026	\$83,400	5	\$1,700	
Fused Disc Sw	3%		2043	**	5	\$700	
Molded Case Bkrs	70%		2026	\$834,000	5	\$19,100	
Molded Case Bkrs	20%		2043	**	5	\$5,400	
<b>Wiring</b>							
Thermoplastic	90%		2027	\$1,772,000	1		
Thermoplastic	10%		2047	**	1		
<b>Motor Controllers</b>							
Locally Mounted	10%		2025		5	\$700	
Motor Control Center	50%		2025	\$1,160,600	5	\$14,100	
Motor Control Center	40%		2032	**	5	\$11,300	
<b>Ground</b>							
Grounding Devices							
Generic	100%		LIFE	**	5	\$15,200	
<b>Stand-by Power</b>							
Transfer Switches							
Automatic	90%		2025	\$353,600	1	\$286,400	
Automatic	10%		2044	**	1	\$31,800	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	70%			2023		1	\$280,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1,000 Kilowatts</i>								
Diesel	30%			2036	**	1	\$120,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Genset Rated At 2,000 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	30%			2021	\$500	5	\$11,500	
Nickel Cadmium	70%			2022	\$1,200	5	\$161,400	
<b>Fuel Storage</b>								
Day Tank	50%			2026	\$41,000	5	\$95,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$32,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	88%			2032	**	10	\$834,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$94,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Compact Fluorescent Lighting Fixtures</i>								
LED	2%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service	60%			2032	**	1		
Exit, Service	40%			2032	**	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$4,265,400	10	\$3,200	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2030	\$2,419,500	5	\$30,400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$341,700	1	\$38,600	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$63,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Provided From Service Building</i>								
<hr/>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2030	\$1,523,400	1	\$511,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 14 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	80%	2-4	\$131,900	2035	**	4	\$40,800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 20 Out Of 50 Pumps Not Working</i>								
<hr/>								
Central Plant Steam Piping/Pmp	20%			2037	**	4	\$15,300	
<hr/>								
Terminal Devices								
Air Handler	50%			2022	\$7,437,600	1	\$319,800	
Convactor/Radiator	20%			2025	\$1,132,700	1	\$66,800	
Induction Unit	30%			2030	\$1,294,600	1	\$100,200	
<hr/>								
<b>Air Conditioning</b>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	**	4	\$76,500	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$8,305,100	1	\$447,700	
Induction Unit	30%			2027	\$1,886,100	1	\$100,200	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$576,800	
<hr/>								
Exhaust Fans								
Interior	95%			2027	\$3,575,400	2	\$30,100	
Roof	5%			2027	\$87,800	2	\$1,600	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Storm Drain Piping Cast Iron	100%	Now	\$44,100	LIFE	* *	1	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Staircase A - 10th Floor</i>								
	Sump Pump(s) Non-Submersible	100%			2032	* *	4	\$21,800
	Sewage Ejector(s) Electric	100%			2027	\$304,700	4	\$41,200
	Backflow Preventer Not Accessible	100%						
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location :</i>								
<i>Explanation : 16 Units</i>								
	Escalators Over 20' Rise	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 2 Units</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2047	* *	1-5	\$521,500
	Sprinkler No Component Generic	10% 90%			2037	* *	1-2	\$260,800
	Chemical System Generic	100%			2025	\$28,500	1-3	\$3,700

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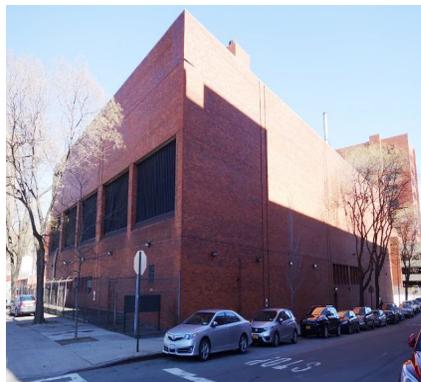
Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : LINCOLN HOSPITAL SERVICE BLDG  
**Address** : 234 EAST 149TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0010.020 / 279 **Yr Built/Renovated** : 1976 /  
**Area Sq Ft** : 80,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 03-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 2335 **Lot** : 16 **BIN** : 2097050

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$934,200	\$79,000
Interior Architecture	\$78,800	\$156,000
Electrical	\$426,200	\$1,840,600
Mechanical	\$379,500	\$2,240,700
<b>Total</b>	<b>\$1,818,700</b>	<b>\$4,316,400</b>
Importance Code A	\$934,200	\$79,000
Importance Code B	\$805,700	\$4,237,400
Importance Code C	\$78,800	
<b>Total</b>	<b>\$1,818,700</b>	<b>\$4,316,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$3,000	\$33,600	\$16,500	
Interior Architecture	\$500			\$500
Electrical	\$22,200	\$11,300	\$6,900	\$7,100
Mechanical	\$31,100	\$40,000	\$54,700	\$29,600
<b>Total</b>	<b>\$56,800</b>	<b>\$84,800</b>	<b>\$78,100</b>	<b>\$37,100</b>
Importance Code A	\$11,000	\$41,700	\$24,400	\$7,900
Importance Code B	\$45,800	\$43,100	\$53,700	\$29,200
Importance Code C				
<b>Total</b>	<b>\$56,800</b>	<b>\$84,800</b>	<b>\$78,100</b>	<b>\$37,100</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	0-2	\$161,800	LIFE	**	5	\$79,000	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Horizontal Expansion Joints</i>								
Metal Coiling Doors	3%	0-2	\$3,000	2032	**	5	\$3,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Door Frame</i>								
Windows								
Aluminum	50%			2035	**	5	\$700	
Metal Louvers	50%			2030	\$21,900	10	\$4,200	
Parapets								
Masonry: Brick Cavity	85%	Now	\$262,000	LIFE	**	5	\$26,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapets</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapets</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2032	**	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof								
IRMA/Protected Membrane	95%	Now	\$510,400	2037	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Roof</i>								
<i>Explanation : Slated For Full Replacement In 2017</i>								
Roll Roofing	5%			2023	\$13,900	5	\$5,100	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$156,000	
Vinyl Tile	5%			2027	\$34,900	3	\$1,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	95%	Now	\$78,800	LIFE	**	5	\$26,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell K</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

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

## Interior

## Ceilings

Exposed Concrete	75%			LIFE	**	5	\$8,800	
Exposed Struc: Steel	25%			LIFE	**			

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	80%			2027	\$18,200	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Four 5,000 Ampere Main Disconnect Switches*

Fused Disc Sw	20%			2027	\$4,500	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2,000 Ampere Main Disconnect Switch For Fire Pump*

## Transformers

Dry Type	100%			2025	\$17,300	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3 - 15 Kilovolt-ampere , 480pri - 208/120sec*

## Switchgear / Switchboard

Fused Disc Sw	70%			2027	\$93,400	5	\$200	
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Molded Case Bkrs	30%			2027	\$40,000	5	\$600	
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## Raceway

Conduit	90%			2027	\$97,300	1		
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Conduit	10%			2047	**	1		
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## Panelboards

Fused Disc Sw	3%			2043	**	5	\$100	
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Fused Disc Sw	7%			2026	\$5,100	5	\$100	
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Molded Case Bkrs	80%			2026	\$58,800	5	\$1,700	
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Molded Case Bkrs	10%			2043	**	5	\$200	
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## Wiring

Thermoplastic	90%			2027	\$151,100	1		
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Thermoplastic	10%			2047	**	1		
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## Motor Controllers

Locally Mounted	5%			2025	\$8,200	5		
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Locally Mounted	5%			2040	**	5		
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Motor Control Center	90%			2025	\$87,000	5	\$2,000	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$1,200	
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## Stand-by Power

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	75%			2025	\$9,200	1	\$18,500	
Automatic	25%			2040	**	1	\$6,200	
<b>Generators</b>								
Diesel	70%			2023	\$67,400	1	\$21,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1,000 Kilowatts</i>								
Diesel	30%			2023	\$28,900	1	\$9,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 1400 Kilowatts</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2021	\$1,600	5	\$17,800	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2026	\$3,200	5	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons Capacity</i>								
<b>Underground Storage</b>								
	50%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	20%			2035	**	10	\$14,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	75%			2027	\$1,077,000	10	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$3,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$21,500	1		
Emergency, Service	10%			2035	**	1		
Exit, Service	40%			2027	\$11,600	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$329,900	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$26,400	1	\$3,000	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

## Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2027	\$180,900	1-3	\$10,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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		
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## Conversion Equipment

Steam Boiler	100%			2040	**	1	\$79,200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water*

## Distribution

Hot Wtr Piping/Pump	20%			2043	**	4	\$800	
Central Plant Steam Piping/Pmp	80%			2037	**	4	\$4,700	

## Terminal Devices

Air Handler	60%	Now	\$69,000	2027	\$690,300	1	\$26,700	
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*Corroded, Extent : Moderate, Area Affected : 30%*

*Location : 2nd And 3rd Floor Mechanical Rooms*

Fan Coil Unit/Heat	20%			2027	\$245,100	1	\$5,200	
Unit Heater - Steam	20%			2027	\$58,500	4	\$1,500	

## Air Conditioning

## Energy Source

Electricity	100%			2035	**	1		
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## Conversion Equipment

Centrifugal, Elec Chiller	100%			2036	**	1	\$86,600	
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : 2nd Floor Refrigeration Plant*

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

*Location : 2nd Floor Refrigeration Plant*

*Explanation : 4 Units Service The Entire Hospital Complex*

## Distribution

CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$3,900	
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## Terminal Devices

Air Handler/Cool/Ht	100%			2027	\$917,600	1	\$49,500	
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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<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</b>
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	100%	0-2	\$310,500	2032	* *	2	\$64,400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Roof</i>									
<i>Damaged, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Roof</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans									
	Interior	95%			2027	\$276,500	2	\$2,300	
	Roof	5%			2027	\$6,800	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2037	* *	1		
	Galvanized Steel	30%			2032	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2037	* *	4	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3rd Floor Mechanical Room</i>									
<i>Explanation : Provide Hot Water To Entire Hospital Complex</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$12,500	4	\$1,700	
Sewage Ejector(s)									
	Electric	100%			2032	* *	4	\$3,200	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2037	* *	1-5	\$40,300	
Fire Pump									
	Generic	100%			2030	\$52,700	1	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Services The Entire Hospital Complex</i>									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : METROPOLITAN HOSPITAL MAIN BUILDING  
**Address** : 1901 FIRST AVENUE @E. 99 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 2004  
**Area Sq Ft** : 898,023 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 27-Dec-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,8,11,15,16  
**Block** : 1669 **Lot** : 1 **BIN** : 1083929

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,015,400	\$1,851,500
Interior Architecture	\$13,120,800	\$8,830,000
Electrical	\$2,245,900	\$20,038,000
Mechanical	\$1,764,700	\$16,785,000
Site Pavements	\$364,000	
<b>Total</b>	<b>\$22,511,000</b>	<b>\$47,504,500</b>
Importance Code A	\$5,015,400	\$2,012,300
Importance Code B	\$10,232,600	\$44,576,900
Importance Code C	\$7,262,900	\$915,200
<b>Total</b>	<b>\$22,511,000</b>	<b>\$47,504,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$39,900	
Interior Architecture	\$33,600	\$20,200	\$15,100	\$134,400
Electrical	\$149,000	\$190,200	\$167,500	\$147,400
Mechanical	\$310,900	\$414,600	\$350,900	\$484,500
Site Enclosure	\$35,700			
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
<b>Total</b>	<b>\$742,400</b>	<b>\$838,100</b>	<b>\$786,500</b>	<b>\$979,500</b>
Importance Code A	\$84,500	\$84,500	\$126,600	\$84,500
Importance Code B	\$628,600	\$753,600	\$660,000	\$895,000
Importance Code C	\$29,300			
<b>Total</b>	<b>\$742,400</b>	<b>\$838,100</b>	<b>\$786,500</b>	<b>\$979,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$50,700	LIFE	**	5	\$82,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopies At Receiving Courtyard</i>								
Masonry: Brick	88%			LIFE	**	5	\$724,900	
Masonry: Brick	2%	Now	\$54,300	LIFE	**	5	\$16,500	
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Walkway To Patient Drop Off Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Walkway To Pediatric Entrance</i>								
<i>Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.</i>								
Masonry: Granite	3%			LIFE	**	5	\$18,500	
Metal Panel	2%			2048	**	5-10	\$113,300	
Window Wall	3%			2048	**	5	\$92,700	
Windows								
Aluminum	70%			2044	**	5	\$243,100	
Aluminum	15%	Now	\$2,383,400	2053	**	5	\$26,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Aluminum	10%	Now	\$1,589,000	2053	**	5	\$17,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Floors 4-9 Abutting Mental Health Building</i>								
Glass Block	3%			LIFE	**	5	\$6,500	
Metal Louvers	2%			2037	**	10	\$43,400	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$33,100	
Metal Rail	20%	Now	\$48,200	2033	**	5	\$58,700	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Building And 8th Floor Adjacent To Patient Drop Off</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$100,600	2038	**	5	\$9,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i> <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> <i>Location : Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue)</i>								
Built-Up (BUR)	10%			2028	\$399,100	10	\$26,900	
IRMA/Protected Membrane	5%	Now	\$146,500	2038	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over New Born Pavillion On Fifth Floor</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over New Born Pavillion On Fifth Floor</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over New Born Pavillion</i> <i>Explanation : Traffic Surface</i>								
IRMA/Protected Membrane	10%	Now	\$234,500	2038	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Over Auditorium, 1st Floor, 9th Floor And Boiler Building Roofs</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Auditorium, 1st Floor, 9th Floor And Boiler Building Roofs</i>								
Modified Bitumen	5%	Now	\$20,000	2036	**			
<i>Ponding, Extent : Severe, Area Affected : 10%</i> <i>Location : At Roof Drain Above Emergency</i>								
Modified Bitumen	50%	Now	\$99,800	2033	**			1
<i>Blisters, Extent : Severe, Area Affected : 15%</i> <i>Location : 8th Floor Roof Abutting Patient Drop Off</i> <i>Drains Clogged, Extent : Severe, Area Affected : 5%</i> <i>Location : 8th Floor Roof Abutting Patient Drop Off</i> <i>Seams Open/Split, Extent : Severe, Area Affected : 20%</i> <i>Location : 8th Floor Roof Abutting Patient Drop Off</i>								
Single Ply Membrane	5%	Now	\$46,600	2028	\$232,800			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Third Floor Opd</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Third Floor Opd</i>								
Skylight, Plastic	3%			2041	**	1		
Traffic Topping	2%			2033	**	10	\$9,000	
Soffits								
Weathering Steel	100%	Now	\$74,000	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i> <i>Location : Receiving Service Courtyard</i>								
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2027	\$936,700	3	\$134,400	
Cast in Place Concrete	5%			LIFE	**	5	\$147,000	
Ceramic Tile	3%			2037	**	5	\$40,300	
Quarry Tile	3%	4+	\$63,300	2041	**	5	\$30,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical</i>								
Terrazzo	5%			LIFE	**	5	\$52,500	
Traffic Topping	10%			2036	**	5	\$168,000	
Vinyl Tile	55%	4+	\$137,300	2028	\$6,863,400	3	\$277,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical</i>								
Vinyl Tile	5%	Now	\$623,900	2038	**	3	\$25,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 4th Floor Wing</i>								
Vinyl Tile 9" X 9"	9%			2023	\$1,455,000	3	\$45,400	
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$102,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	
Gypsum Board	10%			LIFE	**	5	\$123,400	
Granite Panels	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	40%			LIFE	**	5	\$246,800	
SGFT/Glazed Masonry	5%	Now	\$4,348,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Areas And Base Of Walls In Corridors And Kitchen</i>								
SGFT/Glazed Masonry	17%			LIFE	**			
Wood	5%	Now	\$2,499,000	LIFE	**	5	\$411,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Auditorium And 4th Floor Wing</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$136,500	2033	**	5	\$33,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
AcousTileConcealSpLn	45%	Now	\$534,200	2033	**	5	\$378,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : New Born Pavillion, Emergency Room</i>								
AcousTileConcealSpLn	5%	Now	\$593,600	2048	**	5	\$42,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 4th Floor Wing</i>								
AcousTileSusp.Lay-In	28%			2041	**	5	\$376,300	
Exposed Concrete	5%	Now	\$1,180,600	LIFE	**	5	\$10,500	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Central Stores Room In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Metal Panel	5%	Now	\$1,225,300	LIFE	**	5	\$84,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Basement Corridors</i>								
Metal Panel	2%			LIFE	**	5	\$33,600	
Plaster	5%			LIFE	**	5	\$42,000	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$29,300	2038	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Vault And Conduit Walls</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$6,500	2048	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At 99th Street Ramp</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$67,600	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Avenue Walkway At OPD Entrance</i>								

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**HEALTH AND HOSPITALS CORP. - 819  
METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$296,400 2031 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : 2nd Avenue Driveway, Courtyards*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

50% 2028 \$107,200 5 \$2,300

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

*Location : Electrical Room 1*

*Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes*

Air Circuit Breaker

25% 2028 \$53,600 5 \$1,200

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

*Location : Electrical Room 2*

*Explanation : One Main Service Disconnect Switch Rated At 4,000 Amperes*

Fused Disc Sw

25% 2038 \* \* 5 \$1,000

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

*Location : Electrical Room 2*

*Explanation : One Main Service Disconnect Switch Rated At 5,000 Amperes*

Transformers

Dry Type

50% 2033 \* \* 5 \$1,700

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

*Location : Electrical Room 1*

*Explanation : 2 - 112 Kilovolt-ampere, 480/277/208 Volts And 1-150 Kilovolt-ampere, 480/277/208 Volts*

Dry Type

25% 2033 \* \* 5 \$800

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

*Location : Electrical Room 2*

*Explanation : 150 Kilovolt-ampere, 480/277/120 Volts*

Dry Type

25% 2041 \* \* 5 \$800

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

*Location : Basement Mechanical Room*

*Explanation : 225 Kilovolt-ampere, 480/208/120 Volts*

Switchgear / Switchboard

Air Circuit Breaker

10% 2028 \$85,400 5 \$500

Molded Case Bkrs

90% 2028 \$768,400 5 \$21,300

Raceway

Busway

5% 2033 \* \* 1

Conduit

85% 2028 \$905,300 1

Conduit

10% 2048 \* \* 1

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**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</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>Under 600 Volts</b>								
<b>Panelboards</b>								
	Fused Disc Sw	5%			2036	**	5	\$1,000
	Molded Case Bkrs	75%			2027	\$734,500	5	\$17,700
	Molded Case Bkrs	10%			2036	**	5	\$2,400
	Molded Case Bkrs	10%			2044	**	5	\$2,400
<b>Wiring</b>								
	Braided Cloth	65%	0-2	\$1,066,500	2053	**	1	
	<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Busway	5%			2033	**	1	
	Thermoplastic	20%			2038	**	1	
	Thermoplastic	10%			2048	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	10%			2041	**	5	\$600
	Locally Mounted	10%			2026		5	\$600
	Variable Frequency Drive	80%			2045	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$13,200
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	80%			2026	\$275,000	1	\$221,000
	Automatic	20%			2033	**	1	\$55,300
<b>Generators</b>								
	Diesel	50%			2024		1	\$173,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room 1</i>							
	<i>Explanation : Wauksha Diesel Generator Rated At 600 Kilowatts</i>							
	Diesel	50%			2024		1	\$173,900
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room 3</i>							
	<i>Explanation : Mitsubishi Diesel Generator Rated At 750 Kilowatts</i>							
<b>Batteries</b>								
	Lead/Acid	100%			2022	\$1,600	5	\$33,300

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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	25%			2044	**	5	\$41,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 3</i>						
		<i>Explanation : 30 Gallons Rated Capacity</i>						
Day Tank	25%			2044	**	5	\$41,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 1</i>						
		<i>Explanation : 50 Gallons Rated Capacity</i>						
Main Tank	50%			2068	**	5	\$13,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : Two Newly Installed Main Tanks Rated At 8,000 Gallons Each</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$164,700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Offices</i>						
Fluorescent	2%			2023			\$322,400	10
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	63%			2033	**	10	\$518,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	14%			2033	**	10	\$115,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	1%			2033	**	10	\$300	
Egress Lighting								
Emergency, Service	50%			2028			\$241,200	1
Exit, LED	40%			2043	**			1
Exit, Service	10%			2028			\$32,700	1
Exterior Lighting								
HID	100%			2028			\$3,703,200	10
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 46 HID Fixtures And 12 Light Poles Controlled By Photocells</i>						
Alarm								
Security System								
Generic	100%			2028			\$2,966,600	1
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System, Intrusion Alarm System And Infant Protection System</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**

**Asset # : 281**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

Fire/Smoke Detection  
Generic, Digital

100% 2028 \$10,155,800 1-3 \$553,400

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

*Location : Throughout The Building*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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% 2058 \* \* 1

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

*Location : Underground*

*Explanation : 2 Units Of 35,000 Gallon Tank (new) And 2- 50,000 Gallon Tanks Are Abandoned*

**Conversion Equipment**

Heat Exchanger, Plate &  
Frame  
Steam Boiler

10% 2031 \* \* 1 \$44,400

90% 2048 \* \* 1 \$800,400

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

*Location : Basement*

*Explanation : 3 Units, Recently Installed*

**Distribution**

Hot Wtr Piping/Pump  
Central Plant Steam  
Piping/Pmp

90% 2036 \* \* 4 \$39,800

10% Now \$77,700 2038 \* \* 4 \$4,400

*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Condensate Return Line Coming From 16th Floor*

**Terminal Devices**

Air Handler  
Convactor/Radiator

30% 2028 \$3,874,400 1 \$166,600

70% 2033 \* \* 1 \$203,000

**Air Conditioning**

Energy Source  
Electricity

100% 2044 \* \* 1

**Conversion Equipment**

Centrifugal, Elec Chiller

75% 2031 \* \* 1 \$728,900

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

*Location : 2 Main Chillers In The Basement And 5 Units On The Roof*

Window/Wall Unit

25% 2023 \$478,500 1

**Distribution**

CW & CHW Wtr  
Pipe/Pump  
No Component

75% 2038 \* \* 4 \$49,800

25%

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

*Estimates are rounded to the nearest hundred dollars.*

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

**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</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>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	75%			2028	\$7,725,400	1	\$416,500
	No Component	25%						
<b>Heat Rejection</b>								
	Water Cooling Tower	60%			2026	\$2,091,200	2	\$542,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 3 Units</i>				
	No Component	10%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Part Of The 5 Chillers</i>				
	No Component	30%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%	0-2	\$169,300	LIFE	**	2-5	\$500,800
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 3rd Floor</i>				
<b>Exhaust Fans</b>								
	Interior	80%			2028	\$2,614,000	2	\$22,000
	Roof	20%	Now	\$305,000	2038	**	2	\$4,400
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2038	**	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2048	**	4	\$88,800
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 3 Units - Instantaneous Type</i>				
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$336,100	LIFE	**	1	
				<i>Corroded, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				
<b>Storm Drain Piping</b>								
	Cast Iron	100%	Now	\$95,700	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Side Yard</i>				
<b>Sump Pump(s)</b>								
	Non-Submersible	100%	Now	\$14,000	2028	\$140,000	4	\$19,000
				<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Basement</i>				

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s) Electric	70%	0-2	\$185,200	2038	**	4	\$25,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Electric	30%			2036	**	4	\$10,700	
<i>Recent Installation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1 Unit, Basement</i>								
Backflow Preventer Generic	100%			2033	**	1	\$55,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7 Units From Basement To 15th Floor, 2 Units From 6th To 16th Floor, 3 Units In O.P.D. Room From Basement To 7th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$469,600	
Sprinkler No Component Generic	70%			2048	**	1-2	\$75,500	
Fire Pump Generic	100%			2037	**	1	\$167,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Chemical System								
Wet	10%			2026	\$2,900	1-3	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul 102</i>								
No Component Generic	70%			2026	\$5,700	1-3	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : METROPOLITAN HOSPITAL MENTAL HEALTH  
**Address** : 1901 FIRST AVENUE @E. 99 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 / 2004  
**Area Sq Ft** : 208,050 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 28-Dec-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,11,14,15,PEN  
**Block** : 1669 **Lot** : 1 **BIN** : 1083929

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,225,500	\$767,200
Interior Architecture	\$595,300	\$1,827,800
Electrical	\$1,063,000	\$5,604,300
Mechanical	\$653,900	\$887,500
<b>Total</b>	<b>\$4,537,600</b>	<b>\$9,086,900</b>
Importance Code A	\$2,225,500	\$853,000
Importance Code B	\$2,312,100	\$8,129,700
Importance Code C		\$104,200
<b>Total</b>	<b>\$4,537,600</b>	<b>\$9,086,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$23,600			
Interior Architecture	\$59,100	\$7,800	\$15,600	\$17,500
Electrical	\$54,500	\$45,500	\$46,600	\$34,200
Mechanical	\$40,500	\$43,200	\$78,600	\$76,400
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
<b>Total</b>	<b>\$272,500</b>	<b>\$191,100</b>	<b>\$235,500</b>	<b>\$222,800</b>
Importance Code A	\$33,300	\$8,200	\$8,800	\$36,400
Importance Code B	\$228,700	\$182,900	\$226,700	\$186,400
Importance Code C	\$10,500			
<b>Total</b>	<b>\$272,500</b>	<b>\$191,100</b>	<b>\$235,500</b>	<b>\$222,800</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**  
**Asset # : 750**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$256,300	
Granite Panels	5%			LIFE	**	5	\$10,700	
Marble Panels	5%	Now	\$137,200	LIFE	**	5	\$10,700	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Roof Deck</i>								
Windows								
Aluminum	100%	Now	\$1,803,000	2053	**	5	\$19,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Extended Far Beyond Useful Life</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	
Masonry: Limestone	10%			LIFE	**	5	\$3,000	
Metal Rail	25%			2041	**	5-10	\$106,900	
Roof								
Asphalt Macadam	10%	Now	\$23,600	2038	**	5	\$2,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Driveway Over Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Storage Area In Basement</i>								
IRMA/Protected Membrane	40%	Now	\$220,400	2038	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor, 3rd Floor, 9th Floor And 14th Floor Roofs</i>								
Modified Bitumen	50%			2028		10	\$31,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
Ceramic Tile	5%			2037	**	5	\$15,600	
Quarry Tile	5%			2033	**	5	\$23,400	
Sheet Vinyl/Rubber	15%			2028		5	\$70,100	
Terrazzo	10%			LIFE	**	5	\$24,300	
Vinyl Tile	35%			2033	**	3	\$54,500	
Vinyl Tile	10%			2036	**	3	\$15,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Vinyl Tile	10%			2023		3	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9 Inch X 9 Inch Tiles</i>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2031	**	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	**	5	\$3,300	
Gypsum Board	5%			LIFE	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$25,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Plaster	53%			LIFE	**	5	\$66,500	
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	55%			2041	**	5	\$214,100	
AcousTileSusp.Lay-In	20%			2041	**	5	\$62,300	
AcousTileSusp.Lay-In	10%			2045	**	5	\$31,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd And 3rd Floors</i>								
Exposed Concrete	5%	Now	\$164,100	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : General Storage Area In Basement</i>								
<i>Explanation : Expansion Joint Failure</i>								
Gypsum Board	5%			LIFE	**	5	\$19,500	
Metal Panel	5%			LIFE	**	5	\$19,500	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2028	\$85,800	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4,000 Amperes Each.</i>								

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Transformers</b>								
Dry Type	70%			2033	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere And 300 Kilovolt-ampere, 480/208 Volts</i>								
Dry Type	30%			2045	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 225 Kilovolt-ampere, 220/480 Volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2028		5	\$5,500	
<b>Raceway</b>								
Conduit	10%			2048	**	1		
Conduit	20%			2038	**	1		
Conduit	70%			2028		1	\$298,200	
<b>Panelboards</b>								
Fused Disc Sw	5%			2036	**	5	\$200	
Molded Case Bkrs	80%			2027		5	\$4,400	
Molded Case Bkrs	5%			2036	**	5	\$300	
Molded Case Bkrs	10%			2044	**	5	\$500	
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$393,800	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2038	**	1		
Thermoplastic	10%			2048	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2033	**	5	\$100	
Locally Mounted	5%			2041	**	5	\$100	
Locally Mounted	15%			2026		5	\$122,500	
Motor Control Center	70%			2026		5	\$541,600	\$4,000
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	10%			2033	**	1	\$6,400	
Automatic	70%			2026		1	\$34,400	\$44,800
Automatic	20%	0-2	\$9,800	2048	**	1	\$11,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Generators</b>								
Diesel	100%			2024		1	\$80,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Generatpr Rated At 675 Kilowatts</i>								

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$7,700	
<b>Fuel Storage Day Tank</b>								
	50%			2036	**	5	\$19,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 56 Gallons Rated Capacity</i>								
Main Tank	50%			2068	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Newly Installed Main Tank With 8,000 Gallon Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	2%			2023	\$74,700	10	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2033	**	10	\$152,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2033	**	10	\$19,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	6%			2028	\$224,100	10	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	1%			2028	\$5,600	10	\$100	
Incandescent	1%			2023	\$37,300	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2028	\$55,900	1		
Exit, LED	40%			2056	**	1		
Exit, Service	10%			2023	\$7,600	1		
<b>Exterior Lighting</b>								
HID	60%			2028	\$514,800	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 16 HID Light Fixtures Controlled By Photocells</i>								
LED	40%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 11 LED Light Fixtures Controlled By Photocells</i>								
<b>Alarm</b>								

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\*\* 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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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  
Generic

100%  
2028 \$687,300 1 \$77,700  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways, Lobby, Outside*  
*Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection  
Generic, Digital

100%  
2028 \$2,352,900 1-3 \$128,200  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

Conversion Equipment  
Heat Exchanger, Plate &  
Frame  
Pres. Reducing  
Valve/LP Steam

80%  
2031 \* \* 1 \$82,300  
20% Now \$1,400 2024 \$28,200 5 \$1,200  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Pressure Reducing Valve And Shut Off Valves*

**Distribution**

Hot Wtr Piping/Pump  
Central Plant Steam  
Piping/Pmp

80%  
2036 \* \* 4 \$8,200  
20% 0-2 \$36,000 2038 \* \* 4 \$2,100  
*Corroded, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

**Terminal Devices**

Air Handler  
Convactor/Radiator  
Fan Coil Unit/Heat

10%  
2023 \$299,200 1 \$12,900  
80%  
2033 \* \* 1 \$53,800  
10%  
2023 \$318,700 1 \$6,700

**Air Conditioning**

Energy Source  
Electricity

100%  
2036 \* \* 1

**Conversion Equipment**

Split Unit  
No Component

5%  
2036 \* \*  
95%  
*Other Observation, Extent : Light, Area Affected : 0%*  
*Location : 11th Floor*  
*Explanation : 2 Unit Chillers Very Old And Not In Use*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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</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>
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$15,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Provided From Adjacent Main Hospital Building</i>					
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2028	\$119,300	1	\$128,700
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,000
	Exhaust Fans							
	Interior	90%			2028	\$681,300	2	\$5,700
	Roof	10%			2028	\$35,300	2	\$600
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2048	**	1	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2028	\$32,400	4	\$4,400
	Backflow Preventer							
	Generic	100%			2033	**	1	\$12,700
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3 Units From 1st To 14th Floor, 2 Units From Basement To 13th Floor, 1 Unit From Basement To 12th Floor</i>					
			<i>Explanation : 6 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2048	**	1-5	\$108,800
	Sprinkler							
	No Component	60%						
	Generic	40%			2048	**	1-2	\$23,300
			<i>Other Observation, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : 15th Floor</i>					
			<i>Explanation : One Pressurized Storage Tank Is Corroded</i>					

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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</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>
Fire Suppression	Chemical System							
	No Component	80%						
	Generic	20%			2026	\$5,700	1-3	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : MORRISANIA D AND T CENTER ANNEX  
**Address** : 1225 GERARD AVE. NEAR E. 167 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999  
**Area Sq Ft** : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 21-Dec-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2489 **Lot** : 60 **BIN** : 2003015

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$798,100	\$45,700
Interior Architecture		\$389,000
Electrical	\$234,200	\$156,000
Mechanical		\$620,000
<b>Total</b>	<b>\$1,032,300</b>	<b>\$1,210,700</b>
Importance Code A	\$798,100	\$45,700
Importance Code B	\$234,200	\$1,125,900
Importance Code C		\$39,000
<b>Total</b>	<b>\$1,032,300</b>	<b>\$1,210,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$1,900			
Interior Architecture	\$26,500	\$4,700		
Electrical	\$2,800	\$2,600	\$14,500	\$2,800
Mechanical	\$16,200	\$3,400	\$8,400	\$5,100
<b>Total</b>	<b>\$47,500</b>	<b>\$10,800</b>	<b>\$22,900</b>	<b>\$7,900</b>
Importance Code A	\$1,900			
Importance Code B	\$45,600	\$10,800	\$22,900	\$7,900
Importance Code C				
<b>Total</b>	<b>\$47,500</b>	<b>\$10,800</b>	<b>\$22,900</b>	<b>\$7,900</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D AND T CENTER ANNEX**  
**Asset # : 1005**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$451,900	LIFE	**	5	\$45,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area, Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Exit To Parking Area</i>								
Windows								
Aluminum	100%	Now	\$75,600	2036	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	75%	Now	\$82,500	LIFE	**	5	\$6,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Cornice	15%			2056	**	10	\$4,200	
Metal: Cage/Fence	10%	Now	\$1,900	2041	**	5	\$2,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$188,100	2033	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Third Floor Roof.</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$2,500	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Quarry Tile	5%			2041	**	5	\$3,300	
Vinyl Tile	85%			2028	\$349,900	3	\$14,100	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Gypsum Board	90%			LIFE	**	5	\$39,000	
Ceilings								
AcousTileConcealSpLn	25%			2041	**	5	\$13,200	
AcousTileSusp.Lay-In	75%			2041	**	5	\$31,600	

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

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D AND T CENTER ANNEX**  
**Asset # : 1005**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Raceway								
Conduit	100%			2028	\$38,500	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,600	5		
Molded Case Bkrs	95%			2027	\$31,000	5	\$600	
Wiring								
Thermoplastic	100%			2028	\$56,200	1		
Motor Controllers								
Locally Mounted	100%			2026	\$61,300	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2036	**	10	\$15,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2023	\$132,600	10	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Service	20%			2023	\$2,600	1		
Emergency, Service	40%			2036	**	1		
Exit, Service	30%			2023	\$2,700	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	100%			2023	\$101,600	10	\$100	
Alarm								
Security System								
Generic	100%			2033	**	1	\$9,200	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$15,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Hot Wtr Piping/Pump	100%			2044	**	4	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Of Adjacent Building</i>								
<i>Explanation : Hot Water Pumps Located In Adjacent Building Basement - Only Piping In This Building</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D AND T CENTER ANNEX**  
**Asset # : 1005**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	70%	0-2	\$12,400	2028	\$247,900	1	\$9,600	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Bottom Of The Unit, 3rd Floor Mechanical Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Bottom Of The Unit, 3rd Floor Mechanical Room</i>								
Convactor/Radiator	30%			2033	**	1	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Chilled Water Pumps Are Located In Adjacent Building - Only Chw Piping Is In This Building</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$282,500	1	\$15,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,700	
Exhaust Fans								
Interior	100%			2028	\$89,600	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$900	4	\$800	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$12,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : MORRISANIA D AND T CENTER MAIN BLDG.  
**Address** : 1225 GERARD AVE. NEAR E. 167 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999  
**Area Sq Ft** : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 21-Dec-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 2489 **Lot** : 60 **BIN** : 2003015

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,888,500	\$459,700
Interior Architecture	\$409,500	\$675,900
Electrical	\$392,000	\$993,200
Mechanical	\$69,800	\$1,885,500
<b>Total</b>	<b>\$3,759,900</b>	<b>\$4,014,300</b>
Importance Code A	\$2,888,500	\$459,700
Importance Code B	\$739,100	\$3,512,700
Importance Code C	\$132,300	\$41,900
<b>Total</b>	<b>\$3,759,900</b>	<b>\$4,014,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$28,000	
Interior Architecture	\$71,100	\$4,100		\$8,000
Electrical	\$16,400	\$19,100	\$69,100	\$13,200
Mechanical	\$118,200	\$45,500	\$42,100	\$44,000
Site Enclosure	\$8,700			
Site Pavements	\$27,400			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$249,700</b>	<b>\$76,500</b>	<b>\$147,100</b>	<b>\$73,200</b>
Importance Code A	\$7,100	\$7,100	\$35,200	\$7,100
Importance Code B	\$187,300	\$67,000	\$111,800	\$66,100
Importance Code C	\$55,300	\$2,400		
<b>Total</b>	<b>\$249,700</b>	<b>\$76,500</b>	<b>\$147,100</b>	<b>\$73,200</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D AND T CENTER MAIN BLDG.**

**Asset # : 1004**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$355,400		
Masonry: Brick	22%	Now	\$1,030,400	LIFE	**	5	\$104,300		
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Between Annex And Main Building</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>									
<i>Location : At Perimeter Joint Between Building And Sidewalks</i>									
Window Wall	3%			2038	**	5	\$53,300		
Windows									
Aluminum	100%	Now	\$867,400	2053	**	5	\$9,500		
<i>Hardware Missing, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$3,700		
Metal Cornice	10%			2043	**	10	\$1,300		
Roof									
Modified Bitumen	100%	Now	\$990,700	2038	**				
<i>Blisters, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$9,600	LIFE	**	5	\$37,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Ceramic Tile	3%			2037	**	5	\$3,400		
Quarry Tile	25%	Now	\$88,500	2033	**	5	\$21,200		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Entrance</i>									
Vinyl Tile	57%	Now	\$59,700	2028	\$597,000	3	\$24,100		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</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 AND T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	\$132,300	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
Ceramic Tile	5%			2037	**	5	\$4,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,800	
Gypsum Board	73%	Now	\$31,600	LIFE	**	5	\$41,900	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Masonry: Brick	2%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$29,900	2041	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	50%	Now	\$49,800	2041	**	5	\$28,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Radiology, Basement.</i>								
Exposed Concrete	10%	Now	\$79,300	LIFE	**	5	\$1,800	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mail Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joint In Basement, Below Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Below Entrance</i>								
<i>Explanation : Cracking Concrete Beam</i>								
Gypsum Board	5%			LIFE	**	5	\$7,100	
Plaster	5%			LIFE	**	5	\$3,500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	90%	Now	\$2,800	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Both Side Of Building</i>								
Iron Picket	10%	Now	\$200	2063	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Gerrard Ave</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	Now	\$5,600	2048	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								
<b>Site Pavements</b>								

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D AND T CENTER MAIN BLDG.**

**Asset # : 1004**

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

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	Now	\$6,800	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Nex To Parking Lot</i>								

**On-Site Walkways**

Cast in Place Concrete	100%			2033		**		
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**Parking/Driveway**

Asphalt	100%	Now	\$20,600	2031		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parking Lot</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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	80%			2028	\$18,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								

Fused Disc Sw	20%			2048		**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 600 Amperes Service Switch For Fire Pump</i>								

**Transformers**

Dry Type	100%			2026	\$17,300	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 184 Kilovolt-ampere And 75 Kilovolt-ampere 480hv - 208/120lv</i>								

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2048		**	5	\$1,900
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**Raceway**

Conduit	90%			2038		**	1	
Conduit	10%			2048		**	1	

**Panelboards**

Fused Disc Sw	10%			2027	\$7,300	5	\$200	
Molded Case Bkrs	70%			2027	\$51,400	5	\$1,300	
Molded Case Bkrs	20%			2044		**	5	\$400

**Wiring**

Thermoplastic	90%			2028	\$151,100	1		
Thermoplastic	10%			2048		**	1	

**Motor Controllers**

Locally Mounted	90%			2026	\$147,000	5	\$400	
Locally Mounted	10%			2041		**	5	

**Ground**

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D AND T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$1,100	
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2026	\$12,300	1	\$22,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical And Water Pump Room</i>						
		<i>Explanation : Two Automatic Transfer Switches</i>						
<b>Generators</b>								
Diesel	100%			2024	\$96,300	1	\$27,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : One 30 Kilowatt</i>						
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$2,700	
<b>Fuel Storage</b>								
Day Tank	100%			2027	\$5,700	5	\$13,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Basement</i>						
		<i>Explanation : One 25 Gallons</i>						
<b>Lighting</b>								
Interior Lighting Fluorescent	50%			2028	\$643,600	10	\$32,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	45%			2033	**	10	\$29,600	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2033	**	10	\$3,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<b>Egress Lighting</b>								
Emergency, Service	40%			2023	\$15,400	1		
Emergency, Service	20%			2033	**	1		
Exit, Service	30%			2023	\$7,800	1		
Exit, Service	10%			2033	**	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$295,700	10	\$200	
<b>Alarm</b>								
Security System Generic	100%			2033	**	1	\$26,800	
Fire/Smoke Detection Generic, Digital	100%			2033	**	1-3	\$45,500	

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D AND T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Tanks Of 15,000 Gallons Each</i>						
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$71,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units. And 2 Heat Exchangers To Convert Steam To Hot Water.</i>						
Distribution								
Hot Wtr Piping/Pump	95%			2036	**	4	\$3,400	
Steam Piping/Pump	5%			2048	**			
Terminal Devices								
Air Handler	70%			2028	\$721,900	1	\$31,000	
Convactor/Radiator	30%			2026	\$117,800	1	\$7,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2031	**	1	\$73,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : R-11. Two Water Cooled Chillers Also Feed Air Handlers On 3rd Floor</i>						
Reciprocating Compr/Chiller	5%	Now	\$31,100	2038	**	1	\$1,500	
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Communication Room</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	95%			2038	**	4	\$5,000	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2028	\$781,400	1	\$42,100	
Fan Coil - 2 Pipe	5%	Now	\$69,800	2038	**	1	\$1,000	
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Communication Room</i>						
		<i>Explanation : Malfunctioning Unit</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D AND T CENTER MAIN BLDG.**

**Asset # : 1004**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Dry Cooler	5%	Now	\$19,900	2038	**	2	\$2,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Roof</i>									
	Water Cooling Tower	95%			2026	\$264,400	2	\$68,600	
<i>Repairs In Progress, Extent : Light, Area Affected : 95%</i>									
<i>Location : Roof</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>									
<i>Location : Roof</i>									
<i>Explanation : (2) Cooling Towers</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$13,500	LIFE	**	2-5	\$40,000	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
Exhaust Fans									
	Interior	90%			2033	**	2	\$2,000	
	Roof	10%	Now	\$12,200	2038	**	2	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Roof</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2038	**	4	\$10,600	
Sanitary Piping									
	Cast Iron	100%	Now	\$10,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : House Trap In Basement X Ray Section</i>									
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,100	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Roof Drain Over Union Office</i>									
Sump Pump(s)									
	Non-Submersible	100%			2028	\$11,200	4	\$1,500	
Backflow Preventer									
	Generic	100%			2033	**	1	\$4,400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Basement To 3rd Floor</i>									
<i>Explanation : (2) Elevators. Both Are On Extended Life</i>									
Fire Suppression									

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D AND T CENTER MAIN BLDG.**

**Asset # : 1004**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Standpipe							
	Generic	100%		2048	**	1-5	\$37,500	
	Sprinkler							
	No Component	75%						
	Generic	25%		2038	**	1-2	\$5,000	
	Fire Pump							
	Generic	100%		2031	**	1	\$13,400	

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : NORTH CENTRAL BRONX HOSPITAL  
**Address** : 3424 KOSSUTH AVE AND 210 ST  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002  
**Area Sq Ft** : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 08-Feb-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5,16,17,Ph  
**Block** : 3327 **Lot** : 200 **BIN** : 2017787

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,780,300	\$938,300
Interior Architecture	\$1,014,300	\$1,056,600
Electrical	\$2,943,200	\$11,240,100
Mechanical	\$13,466,600	\$5,258,200
<b>Total</b>	<b>\$23,204,400</b>	<b>\$18,493,100</b>
Importance Code A	\$5,780,300	\$1,823,100
Importance Code B	\$17,424,100	\$16,613,900
Importance Code C		\$56,100
<b>Total</b>	<b>\$23,204,400</b>	<b>\$18,493,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$40,100	\$29,300		\$21,400
Interior Architecture	\$28,500		\$3,700	\$71,500
Electrical	\$78,900	\$81,700	\$86,100	\$71,300
Mechanical	\$283,500	\$212,000	\$392,500	\$250,600
Site Pavements	\$51,900			
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
<b>Total</b>	<b>\$684,200</b>	<b>\$524,300</b>	<b>\$683,700</b>	<b>\$616,100</b>
Importance Code A	\$90,800	\$79,900	\$50,700	\$73,800
Importance Code B	\$537,000	\$444,400	\$629,300	\$542,400
Importance Code C	\$56,400		\$3,700	
<b>Total</b>	<b>\$684,200</b>	<b>\$524,300</b>	<b>\$683,700</b>	<b>\$616,100</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	57%	4+	\$187,000	LIFE	**	5	\$228,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Courtyard, Penthouse</i>								
Metal Panel	2%	Now	\$12,600	2039	**	5	\$15,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Overhead Doors</i>								
Metal Coiling Doors	3%			2034	**	5	\$37,600	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Loading Dock</i>								
Pre-Cast Concrete	35%	Now	\$316,400	LIFE	**	5	\$455,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Emergency Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Emergency Entrance</i>								
Window Wall	3%	Now	\$189,400	2049	**	5	\$22,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lobby And Various Other Locations</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
Windows								
Aluminum	95%	Now	\$4,390,500	2054	**	5	\$48,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Metal Louvers	5%			2038	**	10	\$31,600	
Parapets								
Cast in Place Concrete	5%	Now	\$9,300	LIFE	**	5	\$13,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Enclosing Cooling Tower</i>								
Masonry: Brick Cavity	60%	2-4	\$16,100	LIFE	**	5	\$16,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast And Northwest Corners</i>								
Metal Panel	5%			2049	**	5	\$5,200	
Metal Rail	10%			2042	**	5-10	\$48,200	
Pre-Cast Concrete	20%			LIFE	**	5	\$33,600	

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	15%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over 13th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 11th And 13th Floors</i>								
Modified Bitumen	50%			2034	**	10	\$72,300	
Panel/Paver: Cer/Brk	35%	Now	\$624,600	2059	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Terrace Over Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Terrace Over Second Floor</i>								
Soffits								
Pre-Cast Concrete	95%			LIFE	**	5	\$206,000	
Stucco Cement	5%	Now	\$2,100	2042	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Court Yard</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$176,400	
Ceramic Tile	5%	2-4	\$42,700	2038	**	5	\$20,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Panel/Paver: Cer/Brk	10%			2045	**	5	\$181,400	
Quarry Tile	20%	Now	\$253,100	2042	**	5	\$121,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 17th Floor</i>								
Vinyl Tile	55%	Now	\$411,800	2034	**	3	\$166,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Sub-basement, Throughout Floors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Sub-basement, Throughout Floors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sub-basement Supply Room. Old Conduit</i>								
Ceramic Tile	5%			2038	**	5	\$7,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Mechanical Room</i>								
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Gypsum Board	63%			LIFE	**	5	\$56,100	
Masonry: Brick	5%			LIFE	**			
Plaster	10%	Now	\$2,600	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Window Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Window Locations</i>								
Ceilings								
AcousTileConcealSpLn	45%			2034	**	5	\$452,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	11%	Now	\$15,600	2042	**	5	\$44,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	4%			2049	**	5	\$32,200	
Exposed Concrete	15%			LIFE	**	5	\$18,800	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Penthouse</i>								
Metal Panel	11%	2-4	\$80,600	LIFE	**	5	\$110,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Metal Panel	14%			LIFE	**	5	\$140,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Free Standing Walls								
Cast in Place Concrete	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,300	2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	30%			2042		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	70%	Now	\$33,100	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
<hr/>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$10,500	2042		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock, South Side</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Air Circuit Breaker	100%			2029	\$171,600	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement 1</i>								
<i>Explanation : Four 4,000 Ampere And Four 2,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	20%			2027	\$3,500	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement 1</i>								
<i>Explanation : Three 150, Two 75 And Two 45 Kilovolt-ampere 480/277hv - 208lv</i>								
Dry Type	80%			2027	\$13,800	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closets From 1st To 17th Floors</i>								
<i>Explanation : (90) Transformers Of 75 And 45 Kilovolt-ampere 480/277 - 208 Lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2029	\$520,300	5	\$2,100	
Fused Disc Sw	5%			2049	**	5	\$100	
Molded Case Bkrs	20%			2029	\$138,700	5	\$3,500	
Raceway								
Busway	10%			2027	\$85,200	1		
Conduit	80%			2029	\$681,600	1		
Conduit	10%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2028	\$78,300	5	\$1,500	
Molded Case Bkrs	15%			2045	**	5	\$2,600	
Molded Case Bkrs	75%			2028	\$587,600	5	\$12,900	

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**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</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>
Under 600 Volts								
Wiring								
	Busway	10%			2027	\$131,300	1	
	Thermoplastic	80%			2029	\$1,050,100	1	
	Thermoplastic	10%			2049	**	1	
Motor Controllers								
	Locally Mounted	10%			2027	\$59,300	5	\$400
	Motor Control Center	20%			2042	**	5	\$3,600
	Motor Control Center	65%			2027	\$1,005,800	5	\$11,600
	Variable Frequency Drive	5%			2042	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$9,600
Stand-by Power								
Transfer Switches								
	Automatic	80%			2027	\$196,500	1	\$161,400
	Automatic	20%			2042	**	1	\$40,300
Generators								
	Diesel	100%			2025		1	\$253,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Generator Room Basement 1</i>				
				<i>Explanation : Two 750 Kilowatts</i>				
Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$24,300
Fuel Storage								
	Day Tank	30%			2028	\$12,800	5	\$30,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Generator Room Basement 1</i>				
				<i>Explanation : Two 105 Gallons</i>				
	Main Tank	70%			2032	**	5	\$11,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement 3</i>				
				<i>Explanation : One 20,000 Gallon</i>				
Lighting								
Interior Lighting								
	Fluorescent	50%			2029	\$4,835,800	10	\$247,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-8 Lamps</i>				
	Fluorescent	30%			2037	**	10	\$148,200
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
	Fluorescent	5%			2029	\$483,600	10	\$24,700
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
	LED	15%			2037	**		

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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, Service	10%			2037	**	1		
Emergency, Service	50%			2029	\$144,700	1		
Exit, LED	10%			2057	**	1		
Exit, Service	20%			2024	\$39,200	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
HID	80%			2024	\$2,162,600	10	\$1,600	
LED	20%			2037	**			
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2032	**	5	\$1,500	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	\$649,700	1	\$73,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	10%			2024	\$741,400	1-3	\$41,600	
Generic, Digital	20%			2034	**	1-3	\$80,800	
<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</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : Three 20,000 Gallon Tanks For No.2 Fuel Oil</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2032	**	1	\$26,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Heat Exchanger Serves Reheat System And Radiation</i>								
Steam Boiler	70%			2042	**	1	\$373,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Out Of 5 Boilers Are Newer Units</i>								
Steam Boiler	20%			2027	\$713,200	1	\$106,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler No.2 Is Beyond Its Useful Life Cycle And Defective - Should Be Replaced</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2037	**	4	\$11,900	
Central Plant Steam Piping/Pmp	70%	0-2	\$326,400	2039	**	4	\$18,600	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Condensate Return Pipe Throughout</i>								
Terminal Devices								
Air Handler	50%	0-2	\$387,400	2024	\$3,874,200	1	\$149,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Level B2, 5th And 18th Floors</i>								
<i>Explanation : Air Handler Doors Leaking Air</i>								
Air Handler	10%			2037	**	1	\$33,300	
Convactor/Radiator	30%			2034	**	1	\$52,200	
Fan Coil Unit/Heat	10%	0-2	\$82,500	2029	\$825,300	1	\$15,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reheat System</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2038	**	1	\$466,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 4 Of 5 Chillers Are Newer Units</i>								
Centrifugal, Elec Chiller	20%			2025	\$1,247,200	1	\$116,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Of 5 Chillers Is An Older Unit</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2039	**	4	\$21,200	
CW & CHW Wtr Pipe/Pump	20%			2049	**	4	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Pumps Replaced In 1999</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	85%	0-2	\$1,050,600	2024	\$5,253,100	1	\$254,900	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handler Doors Leaking Air - 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
Air Handler/Cool/Ht	15%			2034	**	1	\$50,000	
Heat Rejection								
Water Cooling Tower	100%			2027	\$2,091,100	2	\$542,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$300,400	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	98%			2024	\$1,921,200	2	\$16,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room, 5th Floor, B3 And 18th Floor</i>								
<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Roof	2%			2024	\$18,300	2	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$205,400	2039	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Pump Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pumps, Pipes In The Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2039	**	4	\$53,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : Two 5,000 Gallon Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Sump Pump(s) Non-Submersible	100%			2024	\$102,200	4	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%			2024	\$193,100	4	\$26,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Backflow Preventer Generic	100%			2034	**	1	\$33,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire And Domestic</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	65%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To 17th Floor</i>								
<i>Explanation : 12 Units</i>								
Geared Traction	25%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 3 Patient Elevators Operating Unreliably According To Building Staff</i>								
Geared Traction	10%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2039	**	1-5	\$281,700	
<b>Sprinkler</b>								
No Component Generic	40%							
Generic	60%			2039	**	1-2	\$90,600	
<b>Fire Pump</b>								
Generic	50%			2025	\$177,400	1	\$50,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Fire Pumps Are Beyond Their Useful Life Cycle</i>								
Generic	50%			2038	**	1	\$50,300	

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**HEALTH AND HOSPITALS CORP. - 819  
NORTH CENTRAL BRONX HOSPITAL  
Asset # : 732**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Chemical System							
	Generic	33%			2022	\$9,400	1-3	\$1,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Chemical System Is Beyond Its Useful Life Cycle</i>						
	Generic	67%			2028	\$19,100	1-3	\$2,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 17th Floor</i>						
		<i>Explanation : No Access For Proper Inspection</i>						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 5,662 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 170 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$397,100	
Mechanical		\$78,600
<b>Total</b>	<b>\$397,100</b>	<b>\$78,600</b>
Importance Code A	\$397,100	
Importance Code B		\$78,600
<b>Total</b>	<b>\$397,100</b>	<b>\$78,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$26,700		\$4,900	\$400
Mechanical	\$800	\$600	\$2,800	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$31,400</b>	<b>\$4,600</b>	<b>\$11,700</b>	<b>\$4,900</b>
Importance Code A	\$27,000	\$300	\$5,200	\$600
Importance Code B	\$4,400	\$4,300	\$6,500	\$4,300
<b>Total</b>	<b>\$31,400</b>	<b>\$4,600</b>	<b>\$11,700</b>	<b>\$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**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$12,400	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Perimeter Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 50 - Integrated Facility</i>								
<i>Explanation : OCME Contained Within Larger Seaview Hospital Building That Includes Asset 14007</i>								
Masonry: Brick Cavity	45%			LIFE	**	5	\$8,300	
Metal, Corrugated	10%			2048	**	1		
Metal Panel	20%	0-2	\$3,200	2048	**	5	\$6,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 35%</i>								
<i>Location : Rooftop Mechanical Enclosure</i>								
Metal Sect. OHD	5%			2033	**	5	\$2,900	
Weathering Steel	5%	Now	\$7,400	LIFE	**	1		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Scuppers Of Covered Walkway Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Column Supports At Covered Walkway</i>								
<i>Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel</i>								
Window Wall	10%			2048	**	5	\$6,900	
Windows								
Aluminum	100%			2044	**	5	\$700	
Parapets								
Pre-Cast Concrete	85%			LIFE	**	5	\$2,000	
No Component	15%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

<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</b>
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$397,100	2038		**		
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof - From Accumulated Residue On Roof Surface</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Main Roof And Walkway Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roofs And Overhangs At Covered Walkway</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Surrounding Rooftop Mechanical Equipment</i>								
<i>Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Existing Walking Areas Very Slippery</i>								
Soffits								
Metal Panel	100%	Now	\$3,900	2048		**	5	\$8,500
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Underside Perimeter Of Covered Walkway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Underside Perimeter Of Covered Walkway</i>								
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2048		**		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2041		**		
Pavers/Stone	50%			2037		**		

<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</b>
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							

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

**HEALTH AND HOSPITALS CORP. - 819**  
**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	50%			2028	\$7,400	1	\$1,400	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Roof, EMS And Fire Department Garages</i>
								<i>Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters</i>
Hot Water Boiler	50%			2033	**	1	\$1,400	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : EMS And Fire Department Boiler Rooms</i>
								<i>Explanation : 4 Gas Fired Hot Water Boilers</i>
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$200	2044	**	4	\$300	
								<i>Insul. Deteriorating, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Throughout</i>
Terminal Devices								
Convactor/Radiator	100%			2041	**	1	\$1,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%		2028	\$78,600	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Package Rooftop Units</i>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2	\$7,400	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,200	
Exhaust Fans								
	Roof	100%		2033	**	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2048	**	1		
Water Heater								
	Electric	20%		2026	\$1,100	4		
	Gas Fired	80%		2026	\$3,100	2	\$100	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Backflow Preventer								
	Generic	100%		2033	**	1	\$400	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : EMS Side Of The Facility; 1st To 2nd Floor</i>								
<i>Explanation : The Unit Is Functional But Not Used</i>								
Fire Suppression								
Sprinkler								
	No Component	75%						
	Generic	25%		2048	**	1-2	\$400	

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : QUEENS HOSPITAL MAIN BLDG.  
**Address** : 82-70 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012  
**Area Sq Ft** : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,pen  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$357,800	\$1,267,300
Interior Architecture		\$1,132,200
Electrical	\$337,000	\$38,200
Mechanical	\$44,800	\$362,100
<b>Total</b>	<b>\$739,700</b>	<b>\$2,799,800</b>
Importance Code A	\$357,800	\$1,499,500
Importance Code B	\$381,900	\$750,300
Importance Code C		\$549,900
<b>Total</b>	<b>\$739,700</b>	<b>\$2,799,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$4,200	\$10,900	\$17,700	\$3,300
Interior Architecture	\$37,500	\$32,100	\$38,500	
Electrical	\$27,000	\$35,000	\$48,000	\$42,900
Mechanical	\$102,400	\$146,200	\$169,200	\$156,300
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
<b>Total</b>	<b>\$225,200</b>	<b>\$278,200</b>	<b>\$327,500</b>	<b>\$256,600</b>
Importance Code A	\$4,200	\$11,600	\$17,700	\$3,300
Importance Code B	\$196,300	\$266,600	\$309,800	\$253,300
Importance Code C	\$24,700			
<b>Total</b>	<b>\$225,200</b>	<b>\$278,200</b>	<b>\$327,500</b>	<b>\$256,600</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	30%			LIFE	**	5	\$146,200	
Metal Panel	30%			2047	**	5-10	\$536,200	
Metal Coiling Doors	5%			2040	**	5	\$40,600	
Granite Panels	5%			LIFE	**	5	\$9,700	
Pre-Cast Concrete	30%			LIFE	**	5	\$253,500	
Windows								
Aluminum	80%			2043	**	5	\$35,400	
Aluminum	15%			2049	**	5	\$6,600	
Metal Louvers	5%			2036	**	10	\$13,800	
Parapets								
Metal Panel	30%			2047	**	5	\$21,700	
Metal Rail	10%	4+	\$1,300	2040	**	5	\$13,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Structural Steel Components</i>								
Metal Rail	25%			2040	**	5-10	\$84,400	
Pre-Cast Concrete	35%			LIFE	**	5	\$41,200	
Roof								
Cast in Place Concrete	15%			LIFE	**			
IRMA/Protected Membrane	35%	Now	\$51,000	2032	**			
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : A Wing</i>								
Modified Bitumen	30%			2035	**	10	\$50,200	
Single Ply Membrane	5%	Now	\$2,900	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor - Department Of Emergency Administration Suite</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Emergency Facility</i>								
<i>Explanation : New Addition</i>								
Sloped Glazing	15%	Now	\$160,500	LIFE	**	5	\$335,000	1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Active Water Leaks Throughout Atrium</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$112,300	
Ceramic Tile	5%			2036	**	5	\$25,700	
Quarry Tile	5%			2040	**	5	\$38,500	
Terrazzo	10%			LIFE	**	5	\$40,100	
Vinyl Tile	60%			2032	**	3	\$115,500	
Vinyl Tile	10%			2037	**	3	\$19,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Third Floor</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* 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>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

## Interior Walls

Ceramic Tile	5%			2036	**	5	\$49,300
Concrete Masonry Unit	10%			LIFE	**	5	\$39,500
Glass: Single Pane	5%			LIFE	**	5	\$37,000
Gypsum Board	70%			LIFE	**	5	\$414,300
Gypsum Board	10%			LIFE	**	5	\$59,200

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Third Floor*

## Ceilings

AcousTileSusp.Lay-In	65%			2040	**	5	\$333,700
AcousTileSusp.Lay-In	10%			2047	**	5	\$51,300

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Third Floor*

Exposed Struc: Steel	10%			LIFE	**		
Gypsum Board	15%			LIFE	**	5	\$96,200

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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	75%			2047	**	5	\$1,100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Four 4000 Amperes And One 3000 Amperes Main Disconnect Switch*

Fused Disc Sw	25%			2047	**	5	\$400
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amperes Main Disconnect Switch For Emergency*

## Transformers

Dry Type	100%			2040	**	5	\$1,300
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three 300 Kilovolt-ampere 480hv-208/120lv, One 225 Kilovolt-ampere 480-hv/208/120lv And One 150 Kilovolt-ampere 480hv-208/120lv*

## Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$1,500
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## Raceway

Conduit	100%			2047	**	1	
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## Panelboards

Fused Disc Sw	10%			2043	**	5	\$800
Molded Case Bkrs	90%			2043	**	5	\$8,100

## Wiring

Thermoplastic	100%			2047	**	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Motor Controllers								
Locally Mounted	15%			2040	**	5	\$300	
Motor Control Center	65%			2040	**	5	\$6,100	
Variable Frequency Drive	20%			2044	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Engineering Office</i>								
<i>Explanation : All Controllars Monitored By Bms</i>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,000	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2040	**	1	\$52,800	
Automatic	50%			2044	**	1	\$52,800	
<b>Generators</b>								
Diesel	50%			2036	**	1	\$66,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1500 Kilowatts</i>								
Diesel	50%			2040	**	1	\$66,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 1500 Kilowatts</i>								
<b>Batteries</b>								
Nickel Cadmium	50%			2022	\$800	5	\$38,200	
Nickel Cadmium	50%			2022	\$800	5	\$38,200	
<b>Fuel Storage</b>								
Day Tank	50%			2043	**	5	\$31,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 300 Gallon</i>								
Day Tank	50%			2049	**	5	\$31,800	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2032	**	10	\$267,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$31,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2035	**			

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

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

**Lighting**

## Egress Lighting

Emergency, Service	55%			2032	**	1		
Emergency, Battery	5%			2032	**	10	\$4,100	
Exit, LED	35%			2055	**	1		
Exit, Service	5%			2032	**	1		

## Exterior Lighting

HID	70%			2032	**	10	\$700	
LED	30%			2035	**			

**Alarm**

## Security System

No Component	90%							
Generic	10%			2032	**	1	\$12,800	

## Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$21,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam / PRV	100%			2047	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Steam Provided From Adjacent Building E*

## Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2030	\$232,300	5	\$20,400	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Steam Provided From Adjacent Building E*

## Distribution

Hot Wtr Piping/Pump	60%			2043	**	4	\$10,100	
Central Plant Steam Piping/Pmp	40%			2047	**	4	\$6,800	

## Terminal Devices

Air Handler	70%			2032	**	1	\$148,500	
Convactor/Radiator	30%			2040	**	1	\$33,200	

**Air Conditioning**

## Energy Source

Electricity	100%			2043	**	1		
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Centrifugal, Elec Chiller	90%			2036	**	1	\$334,000
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : R123 Refrigerant</i>					
	Reciprocating Compr/Chiller	10%			2032	**	1	\$15,900
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$16,900
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2032	**	1	\$212,100
	Heat Rejection							
	Dry Cooler	100%			2032	**	2	\$238,900
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$191,200
	Exhaust Fans							
	Interior	80%			2032	**	2	\$8,400
	Roof	20%			2032	**	2	\$2,100
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2047	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2047	**	4	\$33,900
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2032	**	4	\$7,200
	Sewage Ejector(s)							
	Electric	100%			2032	**	4	\$13,600
	Backflow Preventer							
	Generic	100%			2032	**	1	\$21,000
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 7 Units From Basement To 5th Floor, 1 Unit From Basement To Penthouse</i>					
			<i>Explanation : 8 Units</i>					

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Vertical Transport	Escalators							
	Over 20' Rise	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lower Levels</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2053		**	1-5
								\$172,900
	Sprinkler							
	Generic	100%			2047		**	1-2
								\$96,100
	Fire Pump							
	Generic	100%			2036		**	1
								\$64,000
	Chemical System							
	Generic	100%			2025	\$28,500		1-3
								\$3,700

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 / 2012  
**Area Sq Ft** : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 26-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$536,300	
Interior Architecture		\$49,800
Electrical	\$114,300	
Mechanical		\$310,800
<b>Total</b>	<b>\$650,600</b>	<b>\$360,500</b>
Importance Code A	\$536,300	
Importance Code B	\$114,300	\$310,800
Importance Code C		\$49,800
<b>Total</b>	<b>\$650,600</b>	<b>\$360,500</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$99,600	\$4,300	\$100	
Interior Architecture	\$39,200	\$3,200	\$700	\$100
Electrical	\$16,900	\$15,500	\$1,100	\$1,000
Mechanical	\$1,300	\$8,900	\$2,400	\$1,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$164,900</b>	<b>\$39,800</b>	<b>\$12,200</b>	<b>\$10,000</b>
Importance Code A	\$99,600	\$4,300	\$100	
Importance Code B	\$53,700	\$35,500	\$12,100	\$10,000
Importance Code C	\$11,600			
<b>Total</b>	<b>\$164,900</b>	<b>\$39,800</b>	<b>\$12,200</b>	<b>\$10,000</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$15,700	LIFE	**	5	\$4,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Loading Dock</i>								
Copper/Terne	5%			2047	**	10	\$3,300	
Masonry: Brick	80%	Now	\$149,500	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$18,300	LIFE	**	5	\$1,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	3%	Now	\$10,200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$32,400	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Weathering Steel	2%	Now	\$41,600	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Above Entry Points And Loading Docks</i>								
<i>Explanation : Canopies In Disrepair</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	5%			2043	**	5	\$300	
Steel	90%	Now	\$270,900	2052	**	5	\$29,700	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$8,100	2052	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Clearstory</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Clearstory</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Clearstory</i>								
Parapets								
Masonry: Brick	90%	Now	\$74,300	LIFE	**	5	\$5,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	10%	Now	\$7,500	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	50%			2032	**	10	\$4,300	
Single Ply Membrane	50%	Now	\$7,400	2035	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Within Paint And Electrical Shops, 2nd Floor</i>								
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	**	5	\$30,100	
Ceramic Tile	5%			2030		5	\$1,100	
Vinyl Tile	25%			2032	**	3	\$2,000	
Vinyl Tile 9" X 9"	5%	Now	\$12,700	2037	**	3	\$400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor Shops</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F**  
**Asset # : 996**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2030	\$49,800	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Masonry: Brick	50%			LIFE	**			
Plaster	40%	Now	\$11,600	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storage Area On Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Storage Area On Second Floor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2032	**	5	\$6,400	
Exposed Concrete	60%			LIFE	**	5	\$2,000	
Exposed Concrete	10%	Now	\$14,900	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Elctrical And Paint Shops - 2nd Floor</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Fused Disc Sw	50%			2047	**	5		
Molded Case Bkrs	50%			2037	**	5	\$200	
<b>Raceway</b>								
Conduit	80%			2027	\$12,100	1		
Conduit	20%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	55%			2026	\$18,000	5	\$200	
Molded Case Bkrs	40%			2043	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$11,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	20%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2025	\$8,200	5		
Motor Control Center	70%			2032	**	5	\$200	
Motor Control Center	10%			2040	**	5		
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2025	\$5,900	1	\$3,900	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F**  
**Asset # : 996**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2023	\$61,500	1	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 375 Kilovolt-ampere To Supply The Main Building</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2021	\$1,600	5	\$2,900	
<b>Fuel Storage</b>								
Day Tank	100%			2026	\$1,100	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 335 Gallon Tank</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2032	**	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2022	\$1,900	10		
<b>Egress Lighting</b>								
Emergency, Service	55%			2032	**	1		
Emergency, Battery	5%			2027	\$1,000	10	\$200	
Exit, Service	40%			2027	\$2,100	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$52,800	10		
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$1,600	
<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</b>
<b>Heating</b>								
<b>Energy Source</b>								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building E</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2027	\$244,900	4	\$700	
<b>Terminal Devices</b>								
Convactor/Radiator	85%			2025	\$65,800	1	\$3,900	
Fan Coil Unit/Heat	15%			2027	\$32,500	1	\$700	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F**  
**Asset # : 996**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2035	**	1	
<b>Conversion Equipment</b>								
	Window/Wall Unit	20%			2022	\$6,000	1	
	No Component	80%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,400
	No Component	70%						
<b>Exhaust Fans</b>								
	Roof	30%			2027	\$7,200	2	\$100
	Wall Unit	30%			2027	\$1,500	2	\$100
	No Component	40%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2032	**	1	
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2027	\$2,000	4	\$300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2047	**	1-5	\$7,100
<b>Sprinkler</b>								
	Generic	100%			2047	**	1-2	\$4,000

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : QUEENS HOSPITAL NURSES SCHOOL - N  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003  
**Area Sq Ft** : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,6,7,8,Pen  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,827,900	\$209,400
Interior Architecture	\$473,000	\$3,929,800
Electrical	\$872,400	\$1,103,600
Mechanical	\$204,700	\$1,124,700
<b>Total</b>	<b>\$3,377,900</b>	<b>\$6,367,600</b>
Importance Code A	\$1,827,900	\$302,400
Importance Code B	\$1,123,100	\$2,749,300
Importance Code C	\$427,000	\$3,315,900
<b>Total</b>	<b>\$3,377,900</b>	<b>\$6,367,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$700	\$23,900	\$2,900	
Interior Architecture	\$11,500	\$5,100	\$315,800	\$6,400
Electrical	\$29,000	\$19,500	\$11,600	\$10,800
Mechanical	\$29,200	\$36,600	\$29,200	\$16,100
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
<b>Total</b>	<b>\$92,100</b>	<b>\$106,900</b>	<b>\$381,200</b>	<b>\$55,000</b>
Importance Code A	\$700	\$24,300	\$2,900	
Importance Code B	\$91,400	\$82,600	\$367,700	\$55,000
Importance Code C			\$10,600	
<b>Total</b>	<b>\$92,100</b>	<b>\$106,900</b>	<b>\$381,200</b>	<b>\$55,000</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$690,100	LIFE	**	5	\$209,400	
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lintels Above Windows - East Facade - All Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Window Lintels On East Facade At Pool And Staff Training Area</i>								
Masonry: Limestone	10%			LIFE	**	5	\$19,200	
Slate Panels	3%			LIFE	**	5	\$5,700	
Window Wall	5%			2037	**	5	\$47,900	
Windows								
Aluminum	75%	Now	\$1,005,300	2052	**	5	\$11,000	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout - Floors 4-8</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Floors 3, 4, 5, 6, 7, 8</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Floors</i>								
Aluminum	20%			2043	**	5	\$5,900	
Steel	5%	Now	\$83,600	2052	**	5	\$9,200	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Platforms</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,700	
Masonry: Limestone	10%	4+	\$700	LIFE	**	5	\$400	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Stones</i>								
Roof								
Modified Bitumen	100%			2032	**	10	\$49,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors 2, 3, 8</i>								
<i>Explanation : Roofs Replace In 2002</i>								
Interior								
Floors								
Carpet	10%			2023		3	\$30,700	
Carpet	5%			2028		3	\$15,300	
Ceramic Tile	5%			2036	**	5	\$10,200	
Raised Access Floor	1%			2030		5	\$7,700	
Terrazzo	15%			LIFE	**	5	\$24,000	
Vinyl Tile	25%			2027		3	\$25,600	
Vinyl Tile	39%			2032	**	3	\$29,900	

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Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2030	\$711,700	5	\$23,600	
Ceramic Tile	3%			2023	\$427,000	5	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Decommissioned Pool</i>								
Fabric on Framing	3%			2028	\$2,363,700	5	\$7,100	
Gypsum Board	29%			LIFE	**	5	\$82,200	
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$63,800	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$94,500	
<b>Ceilings</b>								
AcousTileConcealSpLn	20%			2040	**	5	\$51,100	
AcousTileSusp.Lay-In	45%			2032	**	5	\$92,000	
Exposed Concrete	5%			LIFE	**	5	\$1,600	
Plaster	30%			LIFE	**	5	\$38,300	
<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</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	40%			2027	\$18,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</i>								
Air Circuit Breaker	20%			2027	\$9,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2027	\$9,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	20%			2027	\$9,200	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch For Emergency</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$17,300	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kilovolt-ampere 480hv-208/120lv</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$240,100	5	\$3,600	

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**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</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>Under 600 Volts</b>								
Raceway								
	Conduit	90%			2027	\$243,200	1	
	Conduit	10%			2037	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$24,500	5	\$300
	Molded Case Bkrs	60%			2026	\$146,900	5	\$2,200
	Molded Case Bkrs	30%			2043	**	5	\$1,100
Wiring								
	Braided Cloth	20%	2-4	\$75,900	2052	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Thermoplastic	50%			2037	**	1	
	Thermoplastic	30%			2047	**	1	
Motor Controllers								
	Locally Mounted	80%			2025	\$100,600	5	\$700
	Locally Mounted	20%			2032	**	5	\$200
<b>Ground</b>								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000
<b>Stand-by Power</b>								
Transfer Switches								
	Automatic	40%			2025	\$9,600	1	\$16,900
	Automatic	60%			2025	\$14,400	1	\$25,300
Generators								
	Diesel	50%			2023	\$66,300	1	\$26,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 188 Kilovolt-ampere Kohler</i>					
	Diesel	50%			2023	\$66,300	1	\$26,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : One 313 Kilovolt-ampere Kohler</i>					
Batteries								
	Lead/Acid	50%			2021	\$800	5	\$2,500
	Lead/Acid	50%			2021	\$800	5	\$2,500
Fuel Storage								
	Day Tank	100%			2026	\$10,900	5	\$25,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 330 Gallon Tanks</i>					
<b>Lighting</b>								

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	78%			2032	**	10	\$98,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$25,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2027	\$6,600	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<b>Egress Lighting</b>								
Emergency, Service	55%			2032	**	1		
Exit, Service	30%			2032	**	1		
Exit, Service	15%			2022	\$6,100	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$565,800	10	\$400	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2030	\$320,900	5	\$4,000	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$45,300	1	\$5,100	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,500	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	\$92,900	5	\$8,100	
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$10,100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Heating</b>								
Terminal Devices								
	Air Handler	15%			2027	\$296,000	1	\$12,700
	Convactor/Radiator	85%			2032	**	1	\$37,700
<b>Air Conditioning</b>								
Energy Source								
	District Chilled Water	15%			2053	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Chilled Water Provided From Adjacent Building E</i>							
	Electricity	85%			2035	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2027	\$59,500	1	\$3,200
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	Window/Wall Unit	70%			2021	\$204,700	1	
	No Component	25%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Chilled Water Provided From Adjacent Building E</i>							
Distribution								
	CW & CHW Wtr Pipe/Pump	15%			2037	**	4	\$1,500
	No Component	85%						
Terminal Devices								
	Air Handler/Dir Expansion	5%			2032	**	1	
	Air Handler/Cool/Ht	15%			2027	\$177,000	1	\$12,700
	No Component	80%						
Heat Rejection								
	Dry Cooler	5%			2032	**	2	\$4,800
	No Component	95%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,500
Exhaust Fans								
	Interior	100%			2027	\$499,200	2	\$4,200
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	50%			2037	**	1	
	Galvanized Steel	50%			2032	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2037	**	4	\$20,300
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Plumbing</b>								
	Backflow Preventer							
	Generic	100%			2032	**	1	\$8,400
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 8th Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2037	**	1-5	\$69,200
	Sprinkler							
	Generic	100%			2037	**	1-2	\$38,400
	Fire Pump							
	Generic	100%			2036	**	1	\$25,600

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : QUEENS HOSPITAL PAVILION  
**Address** : 82-50 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.180 / 14112 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 140,038 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors G,1,2,3,4,5  
**Block** : 6858 **Lot** : 1 **BIN** : 4859742

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$511,300
Interior Architecture	\$68,100	\$257,100
Electrical		\$122,000
Mechanical		\$92,200
<b>Total</b>	<b>\$68,100</b>	<b>\$982,600</b>
Importance Code A		\$511,300
Importance Code B	\$68,100	\$387,100
Importance Code C		\$84,100
<b>Total</b>	<b>\$68,100</b>	<b>\$982,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,500	\$49,600		
Interior Architecture			\$13,100	
Electrical	\$5,600	\$5,600	\$6,500	\$8,000
Mechanical	\$45,000	\$23,500	\$63,000	\$23,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$92,700</b>	<b>\$108,300</b>	<b>\$112,200</b>	<b>\$61,100</b>
Importance Code A	\$16,600	\$49,600	\$300	
Importance Code B	\$76,000	\$58,700	\$111,900	\$61,100
Importance Code C				
<b>Total</b>	<b>\$92,700</b>	<b>\$108,300</b>	<b>\$112,200</b>	<b>\$61,100</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 PAVILION**  
**Asset # : 14112**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	25%			LIFE	**	5	\$78,400	
Metal Panel	5%			2047	**	5-10	\$57,500	
Granite Panels	5%			LIFE	**	5	\$6,300	
Pre-Cast Concrete	65%			LIFE	**	5	\$353,200	
Windows								
Aluminum	100%			2043	**	5		
Parapets								
Metal Panel	30%			2047	**	5	\$11,700	
Metal Rail	10%			2040	**	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	**	5	\$38,000	
Roof								
IRMA/Protected Membrane	35%			2032	**	10	\$24,600	
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Roof</i>						
Modified Bitumen	60%	Now	\$12,500	2032	**			
		<i>Ponding, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Seams Open/Split, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Material Running Up Interior Of Parapet Wall</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Within Suite P4 12 On Fourth Floor</i>						
Single Ply Membrane	5%			2032	**	10	\$3,500	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,900	
Ceramic Tile	5%			2040	**	5	\$10,500	
Terrazzo	40%			LIFE	**	5	\$65,500	
Vinyl Tile	50%			2035	**	3	\$39,300	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$11,300	
Concrete Masonry Unit	15%			LIFE	**	5	\$13,600	
Glass: Single Pane	5%			LIFE	**	5	\$8,500	
Gypsum Board	62%			LIFE	**	5	\$84,100	
Metal Panel	5%			LIFE	**			
Granite Panels	5%			LIFE	**			
Wood	3%			LIFE	**	5	\$27,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2044	**	5	\$136,200	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$39,300	
Metal Panel	5%			LIFE	**	5	\$13,100	

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2053	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2044	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Electrical Closets</i>								
<i>Explanation : One 500 Kilovolt-ampere, One 75 Kilovolt-ampere 480hv-208/120lv And Every Electrical Closet Has Different Ratings.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2053	**	5	\$600	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2053	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2049	**	5	\$200	
Molded Case Bkrs	95%			2049	**	5	\$3,500	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2053	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	70%			2044	**	5	\$700	
Variable Frequency Drive	30%			2044	**			
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,100	
<hr/>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2044	**	1	\$43,100	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2035	**	10	\$109,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
<hr/>								
Fluorescent	5%			2035	**	10	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
<hr/>								
Fluorescent	5%			2035	**	10	\$6,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
LED	5%			2035	**			

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

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

**Lighting**

## Egress Lighting

Emergency, Service	50%			2035	**	1		
Emergency, Battery	5%			2035	**	10	\$1,700	
Exit, LED	40%			2062	**	1		
Exit, Service	5%			2035	**	1		

## Exterior Lighting

HID	100%			2035	**	10	\$400	
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**Alarm**

## Security System

No Component	90%							
Generic	10%			2035	**	1	\$5,200	

## Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$8,600	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Plant Campus Steam / PRV	100%			2053	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Steam Provided From Adjacent Building E*

## Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$8,300	
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*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Basement*

*Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices*

## Distribution

Hot Wtr Piping/Pump	60%			2049	**	4	\$6,200	
Central Plant Steam Piping/Pmp	40%			2053	**	4	\$4,100	

## Terminal Devices

Air Handler	60%			2035	**	1	\$52,000	
Convactor/Radiator	40%			2044	**	1	\$18,100	

**Air Conditioning**

## Energy Source

District Chilled Water	100%			2053	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Chilled Water Provided From Adjacent Building E*

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Air Conditioning	Distribution							
	CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$10,400
	Terminal Devices							
	Air Handler/Cool/Ht	100%			2032	**	1	\$86,600
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$78,100
	Exhaust Fans							
	Interior	95%			2035	**	2	\$4,100
	Roof	5%			2035	**	2	\$200
Plumbing	H/C Water Piping							
	Brass/Copper	100%			2053	**	1	
	HW Heat Exchanger							
	Steam Fired	100%			2053	**	4	\$20,800
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	**	4	\$3,000
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$5,600
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 3 Units From Basement, Ground, 1st To 5th Floor, 2 Units From Basement, Ground, 1st To 6th Floor</i>							
	<i>Explanation : 5 Units</i>							
Fire Suppression	Standpipe							
	Generic	100%			2053	**	1-5	\$70,600
	Sprinkler							
	Generic	100%			2053	**	1-2	\$39,200
	Fire Pump							
	Generic	100%			2030	\$92,200	1	\$26,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building E</i>							
	<i>Explanation : Fire Pump Is Located In Building E</i>							

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : QUEENS HOSPITAL POWER PLANT - E  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003  
**Area Sq Ft** : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 26-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$497,100	
Electrical	\$81,200	\$548,000
Mechanical		\$131,100
<b>Total</b>	<b>\$578,300</b>	<b>\$679,100</b>
Importance Code A	\$497,100	
Importance Code B	\$81,200	\$679,100
<b>Total</b>	<b>\$578,300</b>	<b>\$679,100</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,500	\$56,200	\$300	
Interior Architecture		\$9,400	\$20,400	\$2,100
Electrical	\$34,400	\$16,000	\$3,600	\$1,600
Mechanical	\$10,300	\$13,200	\$4,700	\$3,900
<b>Total</b>	<b>\$69,200</b>	<b>\$94,800</b>	<b>\$29,100</b>	<b>\$7,600</b>
Importance Code A	\$31,000	\$58,200	\$2,300	\$2,000
Importance Code B	\$38,100	\$36,600	\$26,800	\$5,600
Importance Code C				
<b>Total</b>	<b>\$69,200</b>	<b>\$94,800</b>	<b>\$29,100</b>	<b>\$7,600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$281,500	LIFE	**	5	\$28,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels</i>								
Masonry: Granite	3%	Now	\$24,500	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	5%	Now	\$37,800	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Slate Panels	2%	Now	\$36,200	LIFE	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	20%			2043	**	5	\$600	
Steel	80%	Now	\$141,700	2052	**	5	\$15,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$5,100	
Masonry: Limestone	5%			LIFE	**	5	\$400	
Metal Rail	10%			2040	**	5-10	\$10,800	
Roof								
Metal Panel	25%			2032	**	10	\$21,300	
Modified Bitumen	75%			2032	**	10	\$34,900	
Interior								

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**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2023	\$19,400	3	\$2,100	
Cast in Place Concrete	40%			LIFE	**	5	\$24,400	
Quarry Tile	45%			2032	**	5	\$18,800	
Vinyl Tile	10%			2035	**	3	\$1,000	
<b>Interior Walls</b>								
Gypsum Board	15%			LIFE	**	5	\$1,400	
Masonry: Brick	75%			LIFE	**			
Plaster	10%			LIFE	**	5	\$500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2044	**	5	\$4,200	
Exposed Concrete	65%			LIFE	**	5	\$2,800	
Exposed Struc: Steel	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2047	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Chiller Room 1st Floor</i>						
		<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>						
Fused Disc Sw	30%			2037	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room Basement</i>						
		<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>						
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 500 Kilovolt-ampere 480hv-208/120lv</i>						
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2037	**	5		
Fused Disc Sw	50%			2047	**	5		
Molded Case Bkrs	20%			2037	**	5	\$100	
<b>Raceway</b>								
Conduit	60%			2027	\$438,400	1		
Conduit	30%			2037	**	1		
Conduit	10%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2043	**	5		
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	70%			2026	\$63,600	5	\$400	
Molded Case Bkrs	20%			2043	**	5	\$100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	60%	2-4	\$30,600	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2037	**	1		
Thermoplastic	10%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	15%			2025	\$3,700	5		
Motor Control Center	50%			2032	**	5	\$300	
Motor Control Center	30%			2040	**	5	\$200	
Variable Frequency Drive	5%			2044	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2040	**	1	\$6,100	
<b>Generators</b>								
Diesel	100%			2036	**	1	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kilowatt Generators, One Generator Supplies The Pavilion Building.</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$700	
<b>Fuel Storage</b>								
Day Tank	100%			2043	**	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 335 Gallon Tanks</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	78%			2032	**	10	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2035	**	10	\$3,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2027		10		
<b>Egress Lighting</b>								
Emergency, Service	55%			2032	**	1		
Emergency, Battery	5%			2027	\$1,500	10	\$200	
Exit, LED	30%			2055	**	1		
Exit, Service	10%			2027	\$200	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$81,200	10	\$100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2030	\$46,100	5	\$600	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$2,400	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$6,500	2032	**	1	\$17,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Power Plant</i>								
<i>Explanation : 3 Units Providing Steam To Adjacent Buildings</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$1,500	
Terminal Devices								
Convactor/Radiator	80%			2032	**	1	\$5,100	
Fan Coil Unit/Heat	20%			2027	\$60,300	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2036	**	1	\$200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor AC Room</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
Window/Wall Unit	10%			2022	\$4,200	1		
No Component	89%							
Heat Rejection								
Air Cooled Condenser Unit	1%			2035	**	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
No Component	99%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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>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</b>
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,200	
	No Component	80%							
Exhaust Fans									
	Roof	30%			2032	* *	2	\$200	
	Wall Unit	30%			2022	\$2,200	2	\$200	
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	20%			2037	* *	1		
	Galvanized Steel	80%			2025	\$70,700	1		
HW Heat Exchanger									
	Steam Fired	100%			2037	* *	4	\$2,900	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : 2nd Floor Of Power Plant</i>				
					<i>Explanation : Provides Hot Water To Adjacent Buildings</i>				
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$3,100	4	\$400	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$1,200	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2037	* *	1-5	\$9,900	
Sprinkler									
	Generic	100%			2037	* *	1-2	\$5,500	
Fire Pump									
	Generic	100%			2030	\$13,000	1	\$3,700	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : 1st Floor</i>				
					<i>Explanation : Also Services The Adjacent Buildings</i>				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : QUEENS HOSPITAL STORES - S  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.130 / 998 **Yr Built/Renovated** : 1959 /  
**Area Sq Ft** : 49,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 26-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,425,700	\$241,800
Interior Architecture	\$141,400	\$158,500
Electrical	\$203,300	\$651,100
Mechanical	\$112,700	\$40,800
<b>Total</b>	<b>\$1,883,100</b>	<b>\$1,092,200</b>
Importance Code A	\$1,425,700	\$241,800
Importance Code B	\$457,400	\$850,300
<b>Total</b>	<b>\$1,883,100</b>	<b>\$1,092,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$16,100		\$12,100	
Interior Architecture	\$28,700	\$2,000	\$58,600	
Electrical	\$25,800	\$37,400	\$1,100	\$900
Mechanical	\$5,600	\$27,700	\$5,200	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$80,300</b>	<b>\$71,100</b>	<b>\$80,900</b>	<b>\$8,400</b>
Importance Code A	\$16,100	\$600	\$12,100	
Importance Code B	\$49,100	\$70,500	\$68,800	\$8,400
Importance Code C	\$15,000			
<b>Total</b>	<b>\$80,300</b>	<b>\$71,100</b>	<b>\$80,900</b>	<b>\$8,400</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 STORES - S**  
**Asset # : 998**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$43,200	LIFE	**	5	\$17,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Canopy At South Entrance</i>								
Masonry: Brick	90%	Now	\$415,800	LIFE	**	5	\$63,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,100	
Metal Coiling Doors	3%			2025	\$130,300	5	\$6,600	
Windows								
Steel	80%	Now	\$441,900	2052	**	5	\$48,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	20%			2043	**	5	\$24,200	
Parapets								
Masonry: Brick	95%	Now	\$15,800	LIFE	**	5	\$600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$400	LIFE	**	5		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Coping Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$524,900	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Solar Thermal Panels</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2023	\$56,100	3	\$6,000	
Cast in Place Concrete	75%			LIFE	**	5	\$132,000	
Cast in Place Concrete	15%	Now	\$13,700	LIFE	**	5	\$26,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Third Floors</i>								
Vinyl Tile	5%			2032	**	3	\$1,500	
<b>Interior Walls</b>								
Concrete Masonry Unit	30%			LIFE	**	5	\$8,500	
Gypsum Board	20%			LIFE	**	5	\$8,500	
Plaster	10%			LIFE	**	5	\$2,100	
SGFT/Glazed Masonry	35%			LIFE	**			
SGFT/Glazed Masonry	5%	Now	\$15,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Atrium Vestibule</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2032	**	5	\$4,000	
AcousTileSusp.Lay-In	5%			2040	**	5	\$4,000	
Exposed Concrete	5%	Now	\$141,400	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement Underneath Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Under Loading Dock</i>								
Exposed Concrete	80%			LIFE	**	5	\$10,100	
Plaster	5%			LIFE	**	5	\$2,500	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2027	\$5,300	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$35,300	5	\$1,300	
<b>Raceway</b>								
Conduit	100%			2027	\$34,200	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$3,300	5	\$100	
Molded Case Bkrs	90%			2026	\$29,400	5	\$1,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$24,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2027	\$6,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$82,500	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	85%			2027	\$458,200	10	\$38,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2027	\$36,700	10	\$200	
Incandescent	5%			2022	\$27,000	2	\$100	
Egress Lighting								
Emergency, Service	45%			2027	\$11,900	1		
Emergency, Battery	5%			2022	\$3,600	10	\$600	
Exit, Service	50%			2022	\$3,800	1		
Exterior Lighting								
HID	100%			2022	\$203,300	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$3,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2032	**	1-3	\$6,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	\$33,400	5	\$2,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Heating</b>								
Distribution								
	Central Plant Steam Piping/Pmp	100%			2037	**	4	\$3,600
Terminal Devices								
	Convactor/Radiator	30%			2032	**	1	\$4,800
	Fan Coil Unit/Heat	70%			2032	**	1	\$11,200
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2035	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2027	\$40,800	2	\$300
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Roof</i>				
	Window/Wall Unit	65%			2022	\$68,300	1	
	No Component	25%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,500
	No Component	80%						
Exhaust Fans								
	Roof	20%			2022	\$16,700	2	\$300
	No Component	80%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	20%			2037	**	1	
	Galvanized Steel	80%			2032	**	1	
Water Heater								
	Electric	100%			2022	\$44,400	4	\$400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : This Is A Solar System</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 3rd Floor</i>				
				<i>Explanation : 1 Unit</i>				
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2037	**	1-5	\$24,900

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
Fire Suppression	Sprinkler								
	Generic	100%			2037	* *	1-2	\$13,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000  
**Area Sq Ft** : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,PEN  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$194,500	\$1,026,500
Interior Architecture	\$760,000	\$1,894,000
Electrical	\$561,800	\$3,401,200
Mechanical		\$5,879,000
<b>Total</b>	<b>\$1,516,400</b>	<b>\$12,200,700</b>
Importance Code A	\$194,500	\$1,076,200
Importance Code B	\$1,123,800	\$11,021,700
Importance Code C	\$198,000	\$102,800
<b>Total</b>	<b>\$1,516,400</b>	<b>\$12,200,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$30,300		\$13,800	\$26,500
Interior Architecture	\$27,600	\$29,900		\$29,100
Electrical	\$39,700	\$33,400	\$31,100	\$29,700
Mechanical	\$67,800	\$56,100	\$133,100	\$56,200
Site Enclosure	\$1,000			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$191,100</b>	<b>\$144,000</b>	<b>\$202,600</b>	<b>\$166,200</b>
Importance Code A	\$30,300	\$4,900	\$15,900	\$26,500
Importance Code B	\$160,800	\$130,800	\$186,700	\$139,700
Importance Code C		\$8,400		
<b>Total</b>	<b>\$191,100</b>	<b>\$144,000</b>	<b>\$202,600</b>	<b>\$166,200</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.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	0-2	\$44,100	LIFE	**	5	\$66,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South West Corner Of Building</i>								
Masonry: Brick Cavity	85%			LIFE	**	5	\$112,300	
Window Wall	5%			2048	**	5	\$24,800	
<b>Windows</b>								
Aluminum	100%			2044	**	5	\$53,000	
<b>Parapets</b>								
Cast in Place Concrete	65%			LIFE	**	5	\$96,000	
Masonry: Brick Cavity	15%			LIFE	**	5	\$2,100	
Metal Panel	5%			2048	**	5	\$2,800	
Metal Rail	15%			2041	**	5-10	\$38,800	
<b>Roof</b>								
Built-Up (BUR)	5%	0-2	\$6,700	2033	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
IRMA/Protected Membrane	95%	Now	\$150,400	2028	\$752,100			
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 5 East Wing</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2027	\$370,700	3	\$49,000	
Cast in Place Concrete	10%	0-2	\$60,400	LIFE	**	5	\$53,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Corridors</i>								
Ceramic Tile	5%			2037	**	5	\$12,300	
Panel/Paver: Cer/Brk	5%			2044	**	5	\$27,600	
Quarry Tile	5%	Now	\$83,500	2041	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen And Receiving Area</i>								
Sheet Vinyl/Rubber	5%	Now	\$86,200	2033	**	5	\$9,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	10%			2033	**	3	\$12,300	
Vinyl Tile 9" X 9"	50%			2028	\$1,599,600	3	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement And Upper Floor Corridors</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2037	**	5	\$16,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$13,400	
Masonry: Brick	10%			LIFE	**			
Plaster	62%	4+	\$198,000	LIFE	**	5	\$62,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	3%			LIFE	**	5	\$40,300	
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	Now	\$234,900	2048	**	5	\$15,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Ground Floor Gathering Spaces</i>								
AcousTileSusp.Lay-In	10%			2041	**	5	\$24,500	
Exposed Concrete	10%			LIFE	**	5	\$3,800	
Metal Panel	20%	4+	\$97,000	LIFE	**	5	\$61,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor Corridors</i>								
Plaster	50%			LIFE	**	5	\$76,600	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	4+	\$1,000	2063	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Loading Dock Areas</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2041	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2028	\$49,800	5	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
<b>Transformers</b>								
Liquid Filled	100%			2026	\$18,700	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2028	\$202,600	5	\$4,300	

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**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</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>Under 600 Volts</b>								
<b>Raceway</b>								
	Conduit	90%			2028	\$207,900	1	
	Conduit	10%			2038	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2036	**	5	\$200
	Molded Case Bkrs	90%			2027	\$159,300	5	\$3,900
	Molded Case Bkrs	5%			2036	**	5	\$200
<b>Wiring</b>								
	Thermoplastic	90%			2028	\$320,300	1	
	Thermoplastic	10%			2038	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	15%			2033	**	5	\$200
	Locally Mounted	85%			2026	\$320,100	5	\$900
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$2,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2026	\$53,300	1	\$50,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<b>Generators</b>								
	Diesel	100%			2024	\$413,900	1	\$63,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2022	\$1,800	5	\$6,100
<b>Fuel Storage</b>								
	Day Tank	50%			2036	**	5	\$15,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 30 Gallons Rated Capacity</i>								
	Main Tank	50%			2031	**	5	\$2,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 1080 Gallons Rated Capacity</i>								
<b>Lighting</b>								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	3%			2033	**	10	\$4,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	50%			2033	**	10	\$75,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2028	\$1,276,000	10	\$60,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	3%			2033	**	10	\$4,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Incandescent	2%			2023	\$63,800	2	\$100	
LED	2%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : LED Lights</i>								
<b>Egress Lighting</b>								
Emergency, Service	20%			2028	\$19,100	1		
Emergency, Service	30%			2033	**	1		
Exit, LED	20%			2056	**	1		
Exit, Service	30%			2028	\$19,400	1		
<b>Exterior Lighting</b>								
HID	100%			2028	\$732,800	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 6 HID Light Fixtures Controlled By Photo Cells</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2033	**	1	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$104,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Horns, Manual Pull Stations, Strobe Lights</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Plant Campus Steam / PRV	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 15</i>								
<i>Explanation : From New Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$9,700	
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2036	**	4	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units</i>								
Central Plant Steam Piping/Pmp	50%			2038	**	4	\$6,100	
<b>Terminal Devices</b>								
Air Handler	50%			2028	\$1,277,800	1	\$50,700	
Fan Coil Unit/Heat	50%			2028	\$1,360,900	1	\$26,500	
<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								
Plant Campus Steam / PRV	90%			2048	**	1		
Electricity	10%			2044	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2037	**	1	\$159,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Pit</i>								
<i>Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant</i>								
Interior Pkg Unit - Cooling	10%			2029	\$679,500	2	\$1,000	
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$12,100	
<b>Terminal Devices</b>								
Induction Unit	100%			2028	\$1,080,100	1	\$52,900	
<b>Heat Rejection</b>								
Dry Cooler	10%			2028	\$98,800	2	\$11,400	
Water Cooling Tower	90%			2029	\$620,700	2	\$148,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit</i>								
<b>Ventilation</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**

**Asset # : 1001**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$91,400
<b>Exhaust Fans</b>								
	Interior	75%			2028	\$484,900	2	\$3,800
	Roof	25%			2028	\$75,400	2	\$1,300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2033	**	1	
<b>Water Heater</b>								
	Electric	100%			2027	\$160,100	4	\$1,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Units</i>							
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2048	**	4	\$16,200
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2028	\$27,700	4	\$3,500
<b>Sewage Ejector(s)</b>								
	Compressed Air	100%			2038	**	4	\$2,500
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 5th Floor</i>							
	<i>Explanation : 4 Units</i>							
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	No Component	15%						
	Generic	85%			2038	**	1-5	\$70,200
<b>Sprinkler</b>								
	Generic	100%			2038	**	1-2	\$45,900
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<b>Fire Pump</b>								
	Generic	100%			2031	**	1	\$30,600
<b>Chemical System</b>								
	Generic	100%			2023	\$30,900	1-3	\$3,700

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /  
**Area Sq Ft** : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,918,100	\$71,700
Interior Architecture	\$790,900	\$297,700
Electrical	\$888,400	\$163,600
Mechanical		\$1,420,300
<b>Total</b>	<b>\$3,597,400</b>	<b>\$1,953,300</b>
Importance Code A	\$1,918,100	\$71,700
Importance Code B	\$1,214,600	\$1,791,000
Importance Code C	\$464,800	\$90,600
<b>Total</b>	<b>\$3,597,400</b>	<b>\$1,953,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$21,600		\$6,200	
Interior Architecture	\$126,200	\$2,600		\$267,700
Electrical	\$31,000	\$2,500	\$46,000	\$2,000
Mechanical	\$5,400	\$7,100	\$38,900	\$8,700
<b>Total</b>	<b>\$184,100</b>	<b>\$12,200</b>	<b>\$91,100</b>	<b>\$278,400</b>
Importance Code A	\$22,700		\$6,600	
Importance Code B	\$161,400	\$12,200	\$84,400	\$278,400
Importance Code C				
<b>Total</b>	<b>\$184,100</b>	<b>\$12,200</b>	<b>\$91,100</b>	<b>\$278,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$130,200	LIFE	**	5	\$26,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At 1st And 2nd Floor Window Sills</i>								
Ceramic Tile	3%			2038	**	10	\$1,900	
Copper/Terne	7%	Now	\$160,100	2048	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
Stucco Cement	85%	Now	\$393,800	2033	**	5	\$71,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Terra Cotta Infill</i>								
Windows								
Aluminum	10%	Now	\$7,000	2036	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Connector Tunnel At South Administration Offices And Shops</i>								
Wood	90%	Now	\$211,400	2053	**	5	\$31,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$63,900	LIFE	**	5	\$8,200	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior Courtyard</i>								
Copper/Terne	45%	Now	\$97,400	2048	**	5	\$11,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Panel	30%			2038	**	5	\$12,300	
Stucco Cement	15%	Now	\$14,600	2033	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Courtyard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations In Courtyard</i>								
<b>Roof</b>								
Built-Up (BUR)	10%	Now	\$103,300	2038	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area And Offices</i>								
Clay Tile	45%	Now	\$171,500	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	35%	Now	\$361,600	2038	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
Skylight, Metal/Glass	10%	Now	\$225,000	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Storage Area</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Storage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard</i>								
<b>Interior</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	25%	4+	\$77,700	2024	\$259,100	3	\$25,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Wrinkling, Extent : Light, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%	Now	\$15,700	2031	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Restrooms On Ground And 2nd Floors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Restrooms On Ground And 2nd Floors</i>								
Quarry Tile	10%	0-2	\$46,700	2033	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Corridor</i>								
Terrazzo	30%	0-2	\$113,200	LIFE	**	5	\$16,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor</i>								
Vinyl Tile	30%			2028	\$207,100	3	\$7,700	
Interior Walls								
Cast in Place Concrete	10%	Now	\$169,700	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Tunnel Area At Shops And South Service Tunnel</i>								
Ceramic Tile	10%	Now	\$111,000	2031	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ground Floor Corridors, Restrooms</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,500	
Plaster	57%	Now	\$184,000	LIFE	**	5	\$19,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Corridor And Tunnel Under Administration Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Corridor And Tunnel Under Administration Offices</i>								
Wood	20%			LIFE	**	5	\$90,600	

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	10%	0-2	\$6,600	2033	**	5	\$3,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Offices And Corridor</i>								
Exposed Concrete	10%	0-2	\$26,100	LIFE	**	5	\$1,100	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Tunnel Area At Shops And South Service Tunnel</i>								
Glass: Susp Panels	2%			LIFE	**			
Plaster	78%	0-2	\$166,200	LIFE	**	5	\$33,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor, Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Ground Floor Corridors And Administrative Extension</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2041	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2031	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
<b>Transformers</b>								
Liquid Filled	100%			2033	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2038	**	5	\$1,000	
<b>Raceway</b>								
Conduit	20%			2038	**	1		
Conduit	80%			2028	\$56,200	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2027	\$7,100	5	\$100	
Molded Case Bkrs	80%			2027	\$56,600	5	\$800	
Molded Case Bkrs	10%			2036	**	5	\$100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Braided Cloth	30%	0-2	\$28,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2038	**	1		
Thermoplastic	40%			2028	\$38,500	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$12,300	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Office</i>								
Fluorescent	95%			2023	\$233,300	10	\$31,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	100%			2023	\$58,100	10	\$8,800	
Exterior Lighting								
Fluorescent	50%			2023	\$69,100	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- CFL ( Compact Fluorescent Light ) Fixtures</i>								
HID	50%			2023	\$81,400	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- HID Light Fixtures</i>								
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$446,500	1-3	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Plant Campus Steam / PRV	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 15</i>								
<i>Explanation : From New Power Plant</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$2,200	
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2028	\$683,400	4	\$1,800	
<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>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2026	\$216,200	1	\$11,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2044	**	1		
<b>Conversion Equipment</b>								
Split Unit	40%			2028	\$344,800			
Window/Wall Unit	35%			2023	\$29,400	1		
No Component	25%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2028	\$61,100	2	\$25,400	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,300	
<b>Exhaust Fans</b>								
Interior	80%			2028	\$114,900	2	\$900	
Roof	20%			2028	\$13,400	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2038	**	1		
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade</i>								
<b>Sump Pump(s)</b>								
Submersible	100%			2021	\$1,400	4	\$1,200	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**

**Asset # : 977**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Fire Suppression	Standpipe Generic	100%			2048	* *	1-5	\$19,000
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Next To Stairwells</i>								

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999  
**Area Sq Ft** : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$48,200
Electrical	\$55,900	
<b>Total</b>	<b>\$55,900</b>	<b>\$48,200</b>
Importance Code A		\$48,200
Importance Code B	\$55,900	
<b>Total</b>	<b>\$55,900</b>	<b>\$48,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$43,500		\$34,300	\$100
Interior Architecture	\$29,600		\$1,200	\$300
Electrical	\$20,200	\$300	\$51,400	\$300
Mechanical	\$600	\$700	\$6,100	\$600
Site Pavements	\$800			
<b>Total</b>	<b>\$94,600</b>	<b>\$1,000</b>	<b>\$93,000</b>	<b>\$1,300</b>
Importance Code A	\$43,900	\$400	\$34,800	\$500
Importance Code B	\$39,800	\$600	\$58,200	\$700
Importance Code C	\$10,900			
<b>Total</b>	<b>\$94,600</b>	<b>\$1,000</b>	<b>\$93,000</b>	<b>\$1,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS**  
**Asset # : 979**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
Copper/Terne	7%	4+	\$6,400	2048	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Raised Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Story</i>								
<i>Explanation : Raised Roof</i>								
Glazed Ceramic Panel	1%			LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South West Corner</i>								
Masonry: Brick	75%	2-4	\$21,900	LIFE	**	5	\$8,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South West Corner</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 25%</i>								
<i>Location : West And South Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Single Story Addition - East Side</i>								
Masonry: Limestone	7%	2-4	\$2,200	LIFE	**	5	\$600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
Stucco Cement	5%			2033	**	5	\$1,300	
Windows								
Aluminum	10%			2044	**	5	\$200	
Bronze/Brass	5%			2036	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Story Transom Windows</i>								
<i>Explanation : Decorative Window Grilles</i>								
Glass Block	5%	Now	\$1,100	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Wood	80%	0-2	\$4,800	2027	\$48,200	5	\$7,300	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Attic Windows And 2nd Story Windows - South East Corner</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Side Of Windows</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS**  
**Asset # : 979**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$800	
Masonry: Limestone	40%	0-2	\$6,800	LIFE	**	5	\$900	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : East And South Cornice</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Underside Of Cornice Throughout</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Single Story Building - Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Single Story Building - Coping</i>								
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : South Side</i>								
<i>Explanation : Single Story Lean To</i>								
Roof								
Asphalt Shingle	10%			2031	**	10	\$100	
Copper/Terne	40%			2043	**	10	\$3,900	
Modified Bitumen	45%			2023	\$28,000	10	\$1,700	
Skylight, Metal/Glass	5%			2038	**	10	\$600	
Interior								
Floors								
Carpet	10%			2027	\$10,300	3	\$1,400	
Cast in Place Concrete	15%			LIFE	**	5	\$2,200	
Quarry Tile	20%			2033	**	5	\$2,000	
Raised Access Floor	5%			2031	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Component Actually A Raised Dance Floor</i>								
Terrazzo	50%	4+	\$9,400	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Door Thresholds In Basement</i>								
Interior Walls								
Plaster	80%	Now	\$10,200	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Second Floor Offices</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staircase</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific 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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2033	**	5	\$300	
Exposed Concrete	10%			LIFE	**	5	\$100	
Plaster	85%	Now	\$9,000	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Offices</i>								
<hr/>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Aluminum Picket	100%			2048	**			
<hr/>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	Now	\$800	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Treads At North Entrance</i>								
<hr/>								
<b>Parking/Driveway</b>								
Asphalt	100%			2037	**			
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>								
<hr/>								
<b>Transformers</b>								
Liquid Filled	100%			2026	\$18,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2038	**	5	\$100	
<hr/>								
<b>Raceway</b>								
Conduit	80%			2028	\$13,200	1		
Conduit	20%			2038	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	20%			2027	\$3,500	5		
Molded Case Bkrs	20%			2036	**	5		
Molded Case Bkrs	60%			2027	\$10,600	5	\$100	

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS**  
**Asset # : 979**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	40%	0-2	\$8,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2028	\$8,700	1		
Thermoplastic	20%			2038	**	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	0-2	\$11,300	LIFE	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2028	\$1,500	10	\$200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	95%			2023	\$29,200	10	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Exterior Lighting</b>								
Fluorescent	100%			2023	\$17,300	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 Compact Fluorescent Light Fixtures</i>								
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2023	\$55,900	1-3	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS**  
**Asset # : 979**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Hot Water Boiler	10%			2041	**	1	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Serves Ballet Studio</i>								
Steam Boiler	90%			2033	**	1	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Steam Boiler</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	10%			2050	**	4		
Central Plant Steam Piping/Pmp	90%			2038	**	4	\$300	
<b>Terminal Devices</b>								
Convactor/Radiator	90%			2033	**	1	\$1,300	
Fan Coil Unit/Heat	10%			2028		1	\$200	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2036	**	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	20%			2023		1		
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,500	
<b>Exhaust Fans</b>								
Roof	10%			2028		2	\$800	
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2038	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2023		2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997  
**Area Sq Ft** : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,273,800	\$87,700
Interior Architecture	\$230,500	
Electrical	\$170,500	\$257,100
Mechanical		\$239,300
<b>Total</b>	<b>\$1,674,800</b>	<b>\$584,100</b>
Importance Code A	\$1,273,800	\$87,700
Importance Code B	\$284,000	\$496,400
Importance Code C	\$117,100	
<b>Total</b>	<b>\$1,674,800</b>	<b>\$584,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$40,600		\$300	
Interior Architecture	\$10,400	\$1,000	\$3,000	\$300
Electrical	\$1,000	\$800	\$3,400	\$800
Mechanical	\$3,200	\$3,200	\$11,400	\$3,800
Site Pavements	\$2,300			
<b>Total</b>	<b>\$57,500</b>	<b>\$5,000</b>	<b>\$18,200</b>	<b>\$4,900</b>
Importance Code A	\$41,300	\$700	\$1,200	\$700
Importance Code B	\$13,900	\$3,300	\$17,000	\$4,300
Importance Code C	\$2,300	\$1,000		
<b>Total</b>	<b>\$57,500</b>	<b>\$5,000</b>	<b>\$18,200</b>	<b>\$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**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	Now	\$80,000	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Base Of Stair Columns - West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West And East Facades At Foundation</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Stucco Finish Worn Off - All Facades</i>								
Cast Stone/Terra Cotta	4%	Now	\$19,200	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding - All Facades</i>								
Glazed Ceramic Panel	1%			LIFE	**	5	\$2,300	
Masonry: Brick	80%	Now	\$650,200	LIFE	**	5	\$39,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade At Door Openings</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South And East Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : West And South Facades</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Downspouts - South And North Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	3%	Now	\$11,700	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Sills</i>								
Windows								
Wood	100%	Now	\$201,300	2053	**	5	\$22,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facing And Trim Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facing And Trim Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	90%	Now	\$162,800	LIFE	**	5	\$22,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cornice - All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice - All Facades</i>								
Metal Panel	5%			2038	**	5	\$600	
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : West Facade</i>								
<i>Explanation : No Cornice At Entry Portico</i>								
Roof								
Asphalt Shingle	80%	Now	\$9,700	2037	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North, East And South Facing Gutters</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Portico - West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms - West Wing</i>								
Modified Bitumen	10%			2028	\$47,800	10	\$3,000	
Skylight, Metal/Glass	10%	Now	\$179,500	2038	**			
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Dining Hall And Kitchen Area</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Main Dining Hall</i>								
Interior								
Floors								
Carpet	2%	Now	\$8,100	2030	\$8,100	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vestibule Off Of Kitchen</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2031	**	5	\$1,300	
Panel/Paver: Cer/Brk	3%			2036	**	5	\$1,800	
Quarry Tile	15%			2033	**	5	\$6,100	
Wood	70%	4+	\$73,700	2043	**	5	\$17,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Perimeter Of Reception / Dining Hall</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Dining/ Reception Hall</i>								

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

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

Interior

Interior Walls

Ceramic Tile	5%			2037	**	5	\$2,000
Masonry: Brick	5%			LIFE	**		
Plaster	90%	Now	\$117,100	LIFE	**	5	\$10,900

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Main Hall - Northeast Wall, Backstage Area, Offices And Loft Area*

*Water Penetration, Extent : Severe, Area Affected : 20%*

*Location : Main Hall - Northeast Wall, Backstage Area, Offices And Loft Area*

Ceilings

AcousTileSusp.Lay-In	5%			2041	**	5	\$1,300
Plaster	95%	0-2	\$39,800	LIFE	**	5	\$16,000

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

*Location : Vestibule Off Of Kitchen, Offices And Loft Area*

*Paint Peeling, Extent : Moderate, Area Affected : 10%*

*Location : Vestibule Off Of Kitchen, Offices And Loft Area*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Vestibule Off Of Kitchen, Offices And Loft Area*

Site Pavements

On-Site Walkways

Asphalt	10%	Now	\$2,300	2037	**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : West Entry*

Cast in Place Concrete	90%			2041	**		
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Parking/Driveway

Asphalt	100%			2037	**		
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Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2038	**	5	\$400
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 1,000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2038	**	5	\$400
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Raceway

Conduit	100%			2038	**	1	
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Panelboards

Fused Disc Sw	10%			2036	**	5	
Molded Case Bkrs	90%			2036	**	5	\$300

Wiring

Thermoplastic	100%			2038	**	1	
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Ground

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : In The Crawlspace</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	15%			2028	\$40,600	10	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen And Office</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2033	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridor And Toilets</i>								
Incandescent	80%			2028	\$216,500	2	\$200	
<b>Egress Lighting</b>								
Emergency, Battery	40%			2033	**	10	\$1,300	
Exit, Service	60%			2033	**	1		
<b>Exterior Lighting</b>								
Fluorescent	65%			2028	\$34,300	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 7 Compact Fluorescent Light Fixtures</i>								
HID	35%			2028	\$21,800	10		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4- HID Light Fixtures</i>								
<b>Alarm</b>								
Fire/Smoke Detection Generic, Analog	100%			2023	\$170,500	1-3	\$8,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hall</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2048	**	1		
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$6,900	
<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>								

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</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%		2044	**	4	\$700	
Terminal Devices								
	Air Handler	50%		2028	\$108,400	1	\$4,300	
	Convactor/Radiator	45%		2033	**	1	\$2,000	
	Fan Coil Unit/Heat	5%		2028	\$11,500	1	\$200	
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%		2044	**	1		
Conversion Equipment								
	Reciprocating Compr/Chiller	100%		2028	\$130,900	1	\$6,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground Level</i>					
			<i>Explanation : Unit Mounted On Exterior Slab</i>					
Distribution								
	CW & CHW Wtr Pipe/Pump	100%		2048	**	4	\$700	
Terminal Devices								
	Air Handler/Cool/Ht	100%		2033	**	1	\$8,600	
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,800	
Exhaust Fans								
	Interior	100%		2033	**	2	\$400	
<b>Plumbing</b>								
H/C Water Piping								
	Galvanized Steel	100%		2041	**	1		
			<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Water Heater								
	Electric	50%		2023	\$6,800	4		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Second Floor Mechanical Room</i>					
			<i>Explanation : Unit Serves Restrooms</i>					
	Gas Fired	50%		2026	\$4,700	2	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Unit Serves Kitchen</i>					
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**

**Asset # : 980**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2033	**	1	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Unit Serves Boiler Only</i>						
Fixtures								
	Generic	100%						
Fire Suppression								
	Chemical System							
	Generic	100%			2026	\$30,900	1-3	\$3,700

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /  
**Area Sq Ft** : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Floors 1,2  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Electrical	\$42,900	
<b>Total</b>	<b>\$42,900</b>	
Importance Code B	\$42,900	
<b>Total</b>	<b>\$42,900</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$38,700		\$1,800	
Interior Architecture	\$4,400	\$200	\$200	
Electrical	\$400	\$300	\$16,200	\$300
Mechanical	\$300	\$300	\$600	\$300
Site Pavements	\$28,200			
<b>Total</b>	<b>\$72,000</b>	<b>\$800</b>	<b>\$18,700</b>	<b>\$600</b>
Importance Code A	\$38,900	\$200	\$2,000	\$200
Importance Code B	\$3,600	\$600	\$16,700	\$500
Importance Code C	\$29,500			
<b>Total</b>	<b>\$72,000</b>	<b>\$800</b>	<b>\$18,700</b>	<b>\$600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$2,800	
Concrete Masonry Unit	75%			LIFE	**	5	\$2,700	
Stucco Cement	15%	4+	\$2,900	2033	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Facades On Rear Additions</i>								
Windows								
Steel	50%	Now	\$3,300	2036	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lead Framed Stained Glass Windows In Nave</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stained Glass Windows In Nave</i>								
Steel	50%	Now	\$14,400	2053	**	5	\$1,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Office And Rear Addition Windows</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$1,800	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping On Rear Addition Parapets</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Component Is Actually Clay Tile</i>								
Concrete Masonry Unit	7%			LIFE	**	5	\$600	
Metal Panel	7%			2048	**	5	\$2,200	
Metal Rail	5%	Now	\$12,700	2048	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Balconies</i>								
Stucco Cement	3%	Now	\$700	2033	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	75%							

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	75%			2048	**	10	\$2,700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
Copper/Terne	5%	Now	\$2,800	2068	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Circular Stair</i>								
Modified Bitumen	20%			2033	**	10	\$700	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Additions</i>								
Interior								
Floors								
Ceramic Tile	5%			2037	**	5	\$300	
Sheet Vinyl/Rubber	5%			2033	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Offices</i>								
<i>Explanation : Recent Installation</i>								
Terrazzo	60%			LIFE	**	5	\$2,800	
Wood	30%			2056	**	5	\$3,400	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$300	
Plaster	5%	Now	\$1,300	LIFE	**	5		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Staircase - North East Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Spiral Staircase - North East Corner</i>								
Plaster	75%			LIFE	**	5	\$600	
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$1,500	2033	**	5	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor Offices - From Plenum Space Ductwork</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Offices - From Plenum Space Ductwork</i>								
Exposed Struc: Wood	65%			LIFE	**			
Plaster	10%			LIFE	**	5	\$400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$23,800	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Curbs, Flags And Stair Landing - East Side</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$4,500	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Drive And Parking Lot</i>								

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$100	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Crawlspace</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	75%			2028	\$31,100	10	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2028	\$2,100	10	\$200	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
Incandescent	20%			2028	\$8,300	2		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Chandeliers</i>						
Egress Lighting								
Emergency, Battery	50%			2028	\$2,800	10	\$400	
Exit, Service	50%			2028	\$300	1		
Exterior Lighting								
HID	100%			2023	\$15,700	10		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 6 HID Light Fixtures</i>						

**Alarm**

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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 Generic	100%			2028	\$12,500	1	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2023	\$42,900	1-3	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	1		
Conversion Equipment Furnace	100%			2036	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling, 1st And 2nd Floor</i>								
<i>Explanation : 4 Units</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,000	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Split Unit	100%			2036	**			
Terminal Devices Fan Coil - 4 Pipe	100%			2036	**	1	\$1,100	
<b>Ventilation</b>								
Exhaust Fans Wall Unit	20%			2036	**	2		
No Component	80%							
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2026	\$2,400	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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**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>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</b>
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE		* *	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Leaders And Gutters On Perimeter Of The Roof</i>							
		<i>Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade</i>							
<hr/>									
Fixtures									
	Generic	100%							
<hr/>									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013  
**Area Sq Ft** : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1,ATT  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$448,100	\$35,100
Interior Architecture	\$39,400	\$118,200
Electrical	\$72,400	\$56,000
<b>Total</b>	<b>\$559,900</b>	<b>\$209,200</b>
Importance Code A	\$448,100	\$35,100
Importance Code B	\$111,800	\$174,200
<b>Total</b>	<b>\$559,900</b>	<b>\$209,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$5,200		\$500	
Interior Architecture			\$2,900	
Electrical	\$400	\$400	\$8,200	\$400
Mechanical	\$400	\$400	\$9,400	\$400
<b>Total</b>	<b>\$6,000</b>	<b>\$700</b>	<b>\$21,000</b>	<b>\$700</b>
Importance Code A	\$5,500	\$300	\$900	\$300
Importance Code B	\$500	\$400	\$20,100	\$400
Importance Code C				
<b>Total</b>	<b>\$6,000</b>	<b>\$700</b>	<b>\$21,000</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 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$35,100	
Stucco Cement	75%	Now	\$225,600	2033	**	5	\$32,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Wood Framed Exterior Walls With Stucco Finish</i>								
Wood	5%	Now	\$138,400	2048	**	5	\$4,400	1
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Fascia Boards</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Protruding Beams</i>								
Windows								
Steel	90%	Now	\$84,200	2053	**	5	\$7,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Wood	10%	Now	\$4,400	2053	**	5	\$700	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Addition Windows</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Addition Windows</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**

**Asset # : 981**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Parapets</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$1,800	
Stucco Cement	5%	Now	\$300	2033	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Limestone Coping - Rear Addition</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Limestone Coping - Rear Addition</i>								
No Component	75%							
<b>Roof</b>								
Asphalt Shingle	80%			2041	**	10	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Built-Up (BUR)	15%			2036	**	10	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Addition</i>								
Copper/Terne	5%			2043	**	10	\$500	
<b>Interior</b>								
<b>Floors</b>								
Sheet Vinyl/Rubber	40%			2028	\$118,200	5	\$5,000	
Wood	60%	Now	\$39,400	2031	**	5	\$4,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	75%			LIFE	**	5	\$3,500	
Plywood/Hardboard	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2033	**	5	\$800	
Exposed Struc: Wood	80%			LIFE	**			
Plywood/Hardboard	10%			2038	**	1		
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2041	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Liquid Filled	100%			2033	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : No Available Nameplate Ratings</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$200	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Crawlspace</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2023	\$7,000	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2028	\$7,000	10	\$500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
Incandescent	80%			2028	\$56,000	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2028	\$4,700	10	\$700	
Exit, Service	50%			2028	\$500	1		
Exterior Lighting								
Incandescent	100%			2028	\$22,400	2		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 4- Floodlights</i>						
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2023	\$72,400	1-3	\$3,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : Manual Pull Stations And Alarm Bells</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Heating</b>								
	Energy Source							
	Natural Gas	100%			2058	**	1	
	Conversion Equipment							
	Furnace	100%			2028	\$15,400	1	\$2,900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Furnace Room</i>					
			<i>Explanation : 1 Unit</i>					
	Terminal Devices							
	Fan Coil Unit/Heat	50%			2033	**	1	\$1,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Auditorium</i>					
			<i>Explanation : Electric Unit Heater</i>					
	No Component	50%						
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%			2036	**	1	
	Conversion Equipment							
	Window/Wall Unit	20%			2023	\$2,700	1	
	No Component	80%						
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,300
<b>Plumbing</b>								
	H/C Water Piping							
	Galvanized Steel	100%			2026	\$28,700	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit</i>					
	Water Heater							
	Electric	100%			2023	\$5,800	4	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit</i>					
	Fixtures							
	Generic	100%						

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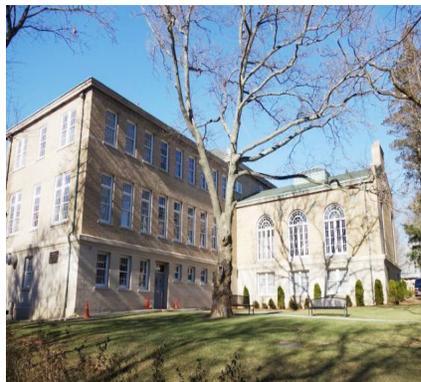
Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012  
**Area Sq Ft** : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Floors G,1,2  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$50,200
<b>Total</b>		<b>\$50,200</b>
Importance Code A		\$50,200
<b>Total</b>		<b>\$50,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$900	\$600
Interior Architecture	\$8,500			\$3,700
Electrical	\$2,300	\$1,900	\$1,900	\$2,800
Mechanical	\$3,900	\$5,000	\$3,500	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$18,600</b>	<b>\$10,800</b>	<b>\$10,300</b>	<b>\$15,300</b>
Importance Code A	\$1,000	\$1,000	\$1,900	\$1,900
Importance Code B	\$17,100	\$9,800	\$8,300	\$13,500
Importance Code C	\$400			
<b>Total</b>	<b>\$18,600</b>	<b>\$10,800</b>	<b>\$10,300</b>	<b>\$15,300</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**

**Asset # : 982**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%			LIFE	**	5	\$28,000	
		<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Base Of Building</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Base Of Building</i>						
		<i>Explanation : Stucco Finish</i>						
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,700	
Ceramic Tile	1%			2038	**	10	\$200	
Masonry: Brick	64%			LIFE	**	5	\$14,300	
Masonry: Marble	5%			LIFE	**	5	\$800	
Windows								
Metal Louvers	2%			2037	**	10	\$700	
Wood	96%			2050	**	5	\$54,600	
Wood	2%			2044	**	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor Office</i>						
		<i>Explanation : Stained Glass Windows</i>						
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Copper/Terne	5%			2063	**	5	\$1,800	
Masonry: Brick	15%			LIFE	**	5	\$1,100	
Masonry: Limestone	75%			LIFE	**	5	\$7,000	
Roof								
Clay Tile	93%			2048	**	10	\$50,200	
Skylight, Metal/Glass	7%			2048	**	10	\$12,600	
Interior								
Floors								
Carpet	20%			2027	\$94,200	3	\$12,500	
Cast in Place Concrete	40%			LIFE	**	5	\$27,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors And Various Classrooms</i>						
		<i>Explanation : Spray Applied Epoxy Coating</i>						
Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
Vinyl Tile	15%			2033	**	3	\$2,300	
Wood	15%			2056	**	5	\$8,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Flanking Gathering Rooms</i>						
		<i>Explanation : Original Herringbone Flooring</i>						
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Gypsum Board	95%			LIFE	**	5	\$9,900	
Ceilings								
AcousTileSusp.Lay-In	55%			2045	**	5	\$17,100	
Exposed Concrete	35%			LIFE	**	5	\$1,700	
Gypsum Board	10%			LIFE	**	5	\$3,900	

**Site Enclosure**

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2037	**			
Activity Yard								
Asphalt	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Molded Case Bkrs	100%			2054	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room/ Ground Floor</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Transformers								
Liquid Filled	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	**	5	\$500	
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2050	**	5		
Molded Case Bkrs	95%			2050	**	5	\$500	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	8%			2036	**	10	\$1,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Fluorescent	90%			2036	**	10	\$17,200	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2036	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting Emergency, Battery Exit, LED	50%			2036	**	10	\$2,500	
	50%			2063	**	1		
Exterior Lighting LED	100%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3 LED Light Fixtures</i>								
<b>Alarm</b>								
Security System Generic	100%			2036	**	1	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$12,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations, Horns</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2058	**	1		
Conversion Equipment Hot Water Boiler	100%			2045	**	1	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2050	**	4	\$1,500	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2036	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Heat Recovery Ventilating Unit Observed</i>								
Fan Coil Unit/Heat	80%			2036	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Plenum</i>								
<i>Explanation : Fan Powered Boxes With Reheat Coil Observed</i>								
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2036	**	1	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$1,500	
Ventilation								
Exhaust Fans								
Roof	100%			2036	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater								
Gas Fired	100%			2027	\$14,100	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	80%							
Generic	20%			2038	**	1	\$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2058	**	1-2	\$5,800	
Chemical System								
Generic	100%			2027	\$30,900	1-3	\$4,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012  
**Area Sq Ft** : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 75 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$336,000	
Interior Architecture	\$39,200	
Electrical	\$142,300	\$112,300
<b>Total</b>	<b>\$517,400</b>	<b>\$112,300</b>
Importance Code A	\$336,000	
Importance Code B	\$142,300	\$112,300
Importance Code C	\$39,200	
<b>Total</b>	<b>\$517,400</b>	<b>\$112,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$1,200			\$15,300
Interior Architecture	\$15,800	\$4,800		\$4,300
Electrical	\$5,400	\$1,100	\$1,100	\$9,600
Mechanical	\$1,700	\$1,700	\$2,700	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$28,100</b>	<b>\$11,500</b>	<b>\$7,800</b>	<b>\$35,600</b>
Importance Code A	\$1,800	\$600	\$600	\$16,100
Importance Code B	\$24,900	\$10,900	\$7,200	\$19,500
Importance Code C	\$1,400			
<b>Total</b>	<b>\$28,100</b>	<b>\$11,500</b>	<b>\$7,800</b>	<b>\$35,600</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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$58,000	2049	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Porch - West Facade</i>								
Stucco Cement	90%	4+	\$198,400	2034	**	5	\$28,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Hollow Terra Cotta Infill</i>								
Windows								
Aluminum	50%			2051	**	5	\$2,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows</i>								
Wood	50%	Now	\$79,500	2054	**	5	\$12,000	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Parapets								
Copper/Terne	100%			2049	**	5	\$28,700	
Roof								
Clay Tile	70%			2039	**	10	\$5,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Copper/Terne	5%			2044	**	10	\$1,000	
Sloped Glazing	25%			LIFE	**	5	\$26,000	
Interior								
Floors								
Carpet	45%			2030	\$130,600	3	\$17,300	
Carpet	20%			2025	\$58,000	3	\$5,800	
Ceramic Tile	15%			2032	**	5	\$2,900	
Ceramic Tile	15%			2042	**	5	\$2,900	
Terrazzo	5%	0-2	\$5,300	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor Connection To Tunnel</i>								

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**

**Asset # : 13435**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

**Interior Walls**

Ceramic Tile	40%	0-2	\$39,200	2032	**	5	\$6,000	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Boiler Room*

Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	
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Gypsum Board	45%			LIFE	**	5	\$8,100	
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Plaster	5%	Now	\$1,400	LIFE	**	5	\$400	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Boiler Room*

**Ceilings**

AcousTileSusp.Lay-In	50%			2046	**	5	\$9,600	
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*Other Observation, Extent : Moderate, Area Affected : 25%*

*Location : Second Floor*

*Explanation : Luminous Panels*

Ceramic Tile	10%			LIFE	**	5	\$1,200	
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Gypsum Board	10%			LIFE	**	5	\$2,400	
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Plaster	30%			LIFE	**	5	\$3,600	
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**Site Enclosure**

**Retaining Walls**

Cast in Place Concrete	100%			2049	**			
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**Site Pavements**

**On-Site Walkways**

Cast in Place Concrete	100%			2042	**			
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**Parking/Driveway**

Asphalt	100%			2038	**			
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

Molded Case Bkrs	100%			2049	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 400 Amperes*

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2049	**	5	\$300	
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**Raceway**

Conduit	50%			2029	\$8,200	1		
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Conduit	50%			2049	**	1		
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**Panelboards**

Fused Disc Sw	10%			2045	**	5		
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Molded Case Bkrs	30%			2028	\$10,600	5	\$100	
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Molded Case Bkrs	60%			2045	**	5	\$200	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific 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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Braided Cloth	20%	2-4	\$4,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2029	\$6,200	1		
Thermoplastic	50%			2049	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	45%			2029	\$112,300	10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2034	**	10	\$5,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Fluorescent	5%			2034	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,500	
Exit, Service	50%			2034	**	1		
Alarm								
Security System								
Generic	100%			2034	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2024	\$142,300	1-3	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Natural Gas	100%			2039	**	1		

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**

**Asset # : 13435**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Furnace	50%			2034	**	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
		<i>Explanation : Gas Furnace Units Serve Second Floor Only</i>						
Hot Water Boiler	50%			2042	**	1	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Hydronic Loop Serves First Floor Only</i>						
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$3,600	
Hot Wtr Piping/Pump	50%			2037	**	4	\$500	
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$4,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	50%			2034	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ceiling</i>						
Window/Wall Unit	10%			2027	\$3,000	1		
No Component	40%							
Terminal Devices								
Fan Coil - 4 Pipe	100%			2034	**	1	\$4,100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2055	**	4	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
		<i>Explanation : Leaders And Gutters</i>						
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
<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**  
**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</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%		2049	**	1-5	\$3,200	

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013  
**Area Sq Ft** : 14,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$164,000	
Interior Architecture	\$197,700	\$47,300
Electrical	\$11,100	
Mechanical		\$104,700
<b>Total</b>	<b>\$372,800</b>	<b>\$152,000</b>
Importance Code A	\$164,000	
Importance Code B	\$208,800	\$152,000
<b>Total</b>	<b>\$372,800</b>	<b>\$152,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$2,600			
Interior Architecture	\$35,400	\$600	\$4,100	\$500
Electrical	\$13,200	\$1,400	\$5,500	\$1,600
Mechanical	\$2,300	\$1,800	\$12,400	\$2,200
Site Enclosure	\$15,400			
Site Pavements	\$44,700			
<b>Total</b>	<b>\$113,700</b>	<b>\$3,900</b>	<b>\$22,000</b>	<b>\$4,300</b>
Importance Code A	\$3,700	\$1,100	\$1,200	\$1,100
Importance Code B	\$33,900	\$2,800	\$20,800	\$3,200
Importance Code C	\$76,100			
<b>Total</b>	<b>\$113,700</b>	<b>\$3,900</b>	<b>\$22,000</b>	<b>\$4,300</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 30 - GRACE FOUNDATION**  
**Asset # : 983**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$164,000	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Openings - Police Surgeon (South) Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Window Openings - Police Surgeon (South) Side</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Window Openings - Police Surgeon (South) Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Police Surgeon (South) Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Walls Below Police Surgeon Offices</i>								
Masonry: Brick	65%			LIFE	**	5	\$17,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								
Windows								
Wood	100%			2050	**	5	\$53,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
Roof								
Asphalt Shingle	95%	0-2	\$2,600	2041	**			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 50%</i>								
<i>Location : Debris In Gutters</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Vent Hoods</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Entire</i>								
Copper/Terne	5%			2056	**	10	\$4,300	
Interior								
Floors								
Carpet	40%			2029	\$123,600	3	\$12,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								
Cast in Place Concrete	12%	2-4	\$9,100	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Unfinished Basement Area Under Police Surgeon Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Perimeter Walls - Basement</i>								
Ceramic Tile	2%			2031	**	5	\$400	
Ceramic Tile	3%			2031	**	5	\$600	
Vinyl Tile	23%			2028	\$47,300	3	\$1,800	
Vinyl Tile	20%			2036	**	3	\$2,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	65%			LIFE	**	5	\$9,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Grace Foundation (North) Side</i>								
Masonry: Brick	5%	Now	\$5,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Walls - West Facade</i>								
Plaster	28%	Now	\$19,600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Unfinished Basement</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Unfinished Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Unfinished Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	55%			2045	**	5	\$11,500	
Exposed Struc: Steel	3%	Now	\$156,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Vaulted Area Under Stair Platform - West Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underside Of Stair Landing (West) Side</i>								
<i>Explanation : This Component Is Actually Structural Decking</i>								
Gypsum Board	10%			LIFE	**	5	\$2,600	
Plaster	32%	Now	\$41,500	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement, Police Surgeon Bathroom</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Police Surgeon Bathroom</i>								
Site Enclosure								
Fence/Gates								
Aluminum Picket	65%			2048	**			
Chain Link	35%	Now	\$5,700	2048	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Entrance</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$400	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Ramp - East Side</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**

**Asset # : 983**

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

Site Enclosure

Retaining Walls

Masonry: Brick

100% 0-2 \$9,400 2038 \* \*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*

*Location : Stair Landing - West Side*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Stairs To Basement*

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% 0-2 \$27,200 2041 \* \*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 25%*

*Location : South And West Sides*

Parking/Driveway

Asphalt

100% Now \$17,500 2031 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 35%*

*Location : Parking Area - West Side*

*Potholes, Extent : Moderate, Area Affected : 25%*

*Location : West Side*

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Molded Case Bkrs

100% 2048 \* \* 5 \$400

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

*Location : Basement*

*Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

20% 2048 \* \* 5

Fused Knife Sw

40% 0-2 \$11,600 2058 \* \* 5

*On Extended Life, Extent : Severe, Area Affected : 100%*

*Location : Basement*

Molded Case Bkrs

40% 2048 \* \* 5 \$200

Raceway

Conduit

50% 2028 \$2,200 1

Conduit

50% 2054 \* \* 1

Panelboards

Fused Disc Sw

5% 2027 \$400 5

Molded Case Bkrs

45% 2027 \$4,000 5 \$200

Molded Case Bkrs

50% 2050 \* \* 5 \$200

Wiring

Thermoplastic

50% 2028 \$4,800 1

Thermoplastic

50% 2054 \* \* 1

Motor Controllers

Locally Mounted

100% 2045 \* \* 5 \$100

Ground

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**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Ground</b>								
Grounding Devices Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting Fluorescent	30%			2023	\$11,100	10	\$3,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Police Precinct Office</i>								
Fluorescent	60%			2036	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Grace Foundation Area</i>								
Fluorescent	10%			2036	**	10	\$1,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2036	**	10	\$1,700	
Exit, LED	40%			2063	**	1		
Exit, Service	10%			2028	\$500	1		
<b>Exterior Lighting</b>								
LED	100%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 8 LED Light Fixtures</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2036	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2036	**	1-3	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2038	**	1		

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	50%			2048	**	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	50%			2033	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2053	**	4	\$500	
Steam Piping/Pump	50%			2028	\$35,100			
Terminal Devices								
Convactor/Radiator	50%			2033	**	1	\$2,300	
Convactor/Radiator	50%			2048	**	1	\$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	70%			2033	**			
Window/Wall Unit	30%			2023	\$9,900	1		
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$69,600	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Domestic Hot And Cold Water Piping Are Beyond Useful Life Cycle Limit</i>								
Water Heater								
Gas Fired	50%			2026	\$4,800	2	\$100	
Gas Fired	50%			2028	\$4,800	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of Building Roof</i>								
<i>Explanation : Leaders And Gutters To Cast Iron Piping Below Grade</i>								
Sump Pump(s)								
Submersible	100%			2023	\$500	4	\$300	
Fixtures								
Generic	100%							
Vertical Transport								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Chemical System							
	Generic	100%			2027	\$30,900	1-3	\$4,000

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Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012  
**Area Sq Ft** : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Floors 1  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$79,200
Mechanical		\$39,100
<b>Total</b>		<b>\$118,400</b>
Importance Code A		\$79,200
Importance Code B		\$39,100
<b>Total</b>		<b>\$118,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$23,100			
Interior Architecture	\$7,200			
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$2,500	\$300	\$300	\$400
<b>Total</b>	<b>\$32,900</b>	<b>\$400</b>	<b>\$400</b>	<b>\$600</b>
Importance Code A	\$23,300	\$200	\$200	\$300
Importance Code B	\$2,400	\$200	\$200	\$300
Importance Code C	\$7,200			
<b>Total</b>	<b>\$32,900</b>	<b>\$400</b>	<b>\$400</b>	<b>\$600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	0-2	\$2,700	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Base</i>								
Masonry: Brick Cavity	78%	0-2	\$14,200	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Door Thresholds</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
Metal Panel	5%	0-2	\$200	2048	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Fascia Boards At Roof Line</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$300	
Window Wall	10%	0-2	\$2,300	2038	**	5	\$800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Metal Louvers	100%	0-2	\$100	2037	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Wall Penetrations</i>								
<i>Explanation : Caulking Deteriorated</i>								
<b>Roof</b>								
Built-Up (BUR)	100%			2028		10	\$4,900	
<b>Soffits</b>								
Pre-Cast Concrete	100%	Now	\$3,500	LIFE	**	5	\$2,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Control Joints</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$7,500	
<b>Interior Walls</b>								
Cast in Place Concrete	35%			LIFE	**			
Concrete Masonry Unit	65%	0-2	\$7,200	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade Wall</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Sill Plates Of Window Walls And South East Corner</i>								
<b>Ceilings</b>								
Exposed Concrete	90%			LIFE	**	5	\$200	
Exposed Struc: Steel	10%			LIFE	**			
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2048	**			
<b>Site Pavements</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2041	**			
------------------------	------	--	--	------	----	--	--	--

## Parking/Driveway

Asphalt	100%			2037	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2054	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Main Service Disconnect Switch Rated At 200 Amperes.*

## Transformers

Liquid Filled	100%			2045	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : No Available Nameplate Ratings*

## Raceway

Conduit	100%			2054	**	1		
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## Panelboards

Molded Case Bkrs	100%			2050	**	5	\$100	
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## Wiring

Thermoplastic	100%			2054	**	1		
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## Motor Controllers

Locally Mounted	50%			2033	**	5		
-----------------	-----	--	--	------	----	---	--	--

Locally Mounted	50%			2045	**	5		
-----------------	-----	--	--	------	----	---	--	--

## Ground

## Grounding Devices

Not Accessible	100%							
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*Other Observation, Extent : Light, Area Affected : 0%**Location : 1st Floor**Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible Covered With Insulation*

## Lighting

## Interior Lighting

Fluorescent	85%			2036	**	10	\$1,800	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

HID	15%			2036	**	10		
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## Egress Lighting

Emergency, Battery	80%			2036	**	10	\$500	
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Exit, Service	20%			2036	**	1		
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

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

## Lighting

## Exterior Lighting

HID

100%

2036

\* \*

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : 4- HID Light Fixtures*

## Alarm

## Security System

Generic

100%

2036

\* \*

1

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : 1- CCTV Surveillance Camera*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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%

2048

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Underground Vault**Explanation : (2) 25,000 Gallon Tanks*

## Conversion Equipment

Steam Boiler

100%

2033

\* \*

1

\$2,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Power Plant**Explanation : 3 Units*

## Distribution

Central Plant Steam Piping/Pmp

100%

Now

\$2,200

2038

\* \*

4

\$100

*Insul. Deteriorating, Extent : Severe, Area Affected : 100%**Location : Throughout*

## Terminal Devices

Fan Coil Unit/Heat

100%

2028

\$39,100

1

\$800

## Ventilation

## Exhaust Fans

Wall Unit

100%

2028

\$900

2

\$100

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2048

\* \*

1

## HW Heat Exchanger

Steam Fired

100%

2048

\* \*

4

\$200

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**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>Priority</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>	
Plumbing								
Fixtures								
Generic		100%						

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993  
**Area Sq Ft** : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1,2,3,4,ATT  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$625,700	\$81,600
Interior Architecture	\$492,000	\$135,200
Electrical	\$673,600	\$167,600
Mechanical		\$492,500
<b>Total</b>	<b>\$1,791,300</b>	<b>\$876,800</b>
Importance Code A	\$625,700	\$81,600
Importance Code B	\$1,049,900	\$795,200
Importance Code C	\$115,800	
<b>Total</b>	<b>\$1,791,300</b>	<b>\$876,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$68,000		\$10,700	
Interior Architecture	\$7,500	\$1,700		\$93,200
Electrical	\$1,400	\$1,400	\$16,300	\$1,200
Mechanical	\$1,600	\$800	\$20,600	\$1,500
<b>Total</b>	<b>\$78,500</b>	<b>\$3,900</b>	<b>\$47,600</b>	<b>\$95,900</b>
Importance Code A	\$68,600		\$10,700	
Importance Code B	\$9,100	\$3,900	\$36,900	\$95,900
Importance Code C	\$800			
<b>Total</b>	<b>\$78,500</b>	<b>\$3,900</b>	<b>\$47,600</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**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	
Stucco Cement	90%	Now	\$230,600	2033	**	5	\$42,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Steel Framed Building With Hollow Terra Cotta Block Infill</i>								
Wood	5%	Now	\$23,200	2033	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormers</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormers</i>								
Windows								
Aluminum	8%	Now	\$34,200	2053	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : At Connecting Tunnel</i>								
Wood	92%	Now	\$263,400	2053	**	5	\$39,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Copper/Terne	90%			2048	**	5	\$16,100	
Masonry: Brick	10%	Now	\$5,000	LIFE	**	5	\$400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Low Parapet Walls At Connecting Tunnel</i>								

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	82%	Now	\$131,700	2038		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations At Attic Dormers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Gutters Verry Problematic During Storms</i>								
Copper/Terne	5%			2043		**	10	\$2,700
Modified Bitumen	8%	0-2	\$5,600	2028	\$27,900			
<i>Alligatoring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Connector Tunnel</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Connector Tunnel</i>								
Skylight, Metal/Glass	5%			2038		**	10	\$3,600
Interior								
Floors								
Carpet	20%			2024	\$90,200		3	\$11,900
Cast in Place Concrete	5%			LIFE		**	5	\$3,300
Ceramic Tile	10%			2031		**	5	\$3,000
Vinyl Tile	45%			2028	\$135,200		3	\$5,000
Wood	20%	Now	\$139,800	2043		**	5	\$5,600
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Infiltration From Storm Drain Issues</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fourth Floor And Stairs</i>								
Interior Walls								
Ceramic Tile	5%			2031		**	5	\$1,500
Glass: Single Pane	5%			LIFE		**	5	\$1,100
Gypsum Board	15%			LIFE		**	5	\$2,700
Plaster	67%	Now	\$115,800	LIFE		**	5	\$6,100
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor - Infiltration From Storm Drain Issues</i>								
Wood	8%			LIFE		**	5	\$9,700

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**

**Asset # : 978**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2041	**	5	\$4,500	
Plaster	85%	Now	\$236,500	LIFE	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fourth Floor And Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Infiltration From Storm Drain Issues</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2033	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2037	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Not Accessible	100%							
<b>Switchgear / Switchboard</b>								
Not Accessible	100%							
<b>Raceway</b>								
Conduit	100%			2028	\$41,800	1		
<b>Panelboards</b>								
Molded Case Bkrs	50%			2036	**	5	\$300	
Molded Case Bkrs	50%			2027	\$17,700	5	\$300	
<b>Wiring</b>								
Thermoplastic	50%			2038	**	1		
Thermoplastic	50%			2028	\$30,500	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	20%			2028	\$77,600	10	\$3,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
Fluorescent	80%			2023	\$310,400	10	\$14,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	\$15,900	10	\$2,400	
Exit, Service	50%			2028	\$3,900	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**  
**Asset # : 978**

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

## Lighting

## Exterior Lighting

## HID

100%	2023	\$97,100	10	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : 2- HID Light Fixtures*

## Alarm

## Fire/Smoke Detection

## Generic, Analog

100%	2023	\$266,200	1-3	\$13,400
------	------	-----------	-----	----------

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

## Plant Campus Steam / PRV

100%	2038	**	1
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Building 15**Explanation : From New Power Plant*

## Conversion Equipment

## Pres. Reducing Valve/LP Steam

100%	2031	**	5	\$1,200
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## Distribution

## Central Plant Steam Piping/Pmp

100%	2028	\$374,200	4	\$1,000
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Steam Piping Is Beyond Useful Life Cycle Limit*

## Terminal Devices

## Convactor/Radiator

100%	2026	\$118,400	1	\$6,400
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit*

## Air Conditioning

## Energy Source

## Electricity

100%	2044	**	1
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## Conversion Equipment

## Window/Wall Unit

40%	2023	\$18,400	1
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## No Component

60%
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## Plumbing

## H/C Water Piping

## Galvanized Steel

100%	2033	**	1
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit*

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**  
**Asset # : 978**

<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</b>
<b>Plumbing</b>									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>									
<hr/>									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Storm Piping Is Beyond Useful Life Cycle Limit</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.</i>									
<i>Explanation : Copper Leaders And Gutters</i>									
<hr/>									
<b>Fixtures</b>									
	Generic	100%							
<hr/>									
<b>Fire Suppression</b>									
	Standpipe								
	No Component	50%							
	Generic	50%			2048	* *	1-5	\$5,200	

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Floors 1  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,500			
Interior Architecture				
Electrical				
Site Enclosure	\$1,600			
<b>Total</b>	<b>\$4,100</b>			
Importance Code A	\$2,500			
Importance Code B				
Importance Code C	\$1,600			
<b>Total</b>	<b>\$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.*

**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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Roof								
Metal Panel	100%			2041	**	10	\$2,500	
<b>Interior</b>								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$1,600	
<b>Site Enclosure</b>								
Fence/Gates								
Chain Link	100%	4+	\$1,600	2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Perimeter Fence</i>								
<b>Site Pavements</b>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
<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</b>
<b>Over 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2038	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- 1200 Amperes, 13.8kv</i>								
Transformers								
Liquid Filled	100%			2033	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	3		
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5		
Wiring								
Thermoplastic	100%			2038	**	1		
<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**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION**  
**Asset # : 4370**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
<b>Type</b>		<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>	
Lighting	Interior Lighting							
	Fluorescent	100%			2028	\$6,000	10	\$500
			<i>Other Observation, Extent : Light, 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 : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE  
**Address** : 50 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2012  
**Area Sq Ft** : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Dec-2016 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 100 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$49,100	\$47,200
Electrical		\$37,500
Mechanical		\$106,300
<b>Total</b>	<b>\$49,100</b>	<b>\$191,000</b>
Importance Code A	\$49,100	\$47,200
Importance Code B		\$143,800
<b>Total</b>	<b>\$49,100</b>	<b>\$191,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$9,800		\$17,400	\$2,300
Interior Architecture	\$2,300	\$300		\$5,300
Electrical	\$900	\$700	\$700	\$900
Mechanical	\$1,100	\$1,200	\$1,700	\$1,200
<b>Total</b>	<b>\$14,100</b>	<b>\$2,300</b>	<b>\$19,800</b>	<b>\$9,700</b>
Importance Code A	\$9,800		\$17,400	\$2,300
Importance Code B	\$4,300	\$2,300	\$2,400	\$6,300
Importance Code C				\$1,100
<b>Total</b>	<b>\$14,100</b>	<b>\$2,300</b>	<b>\$19,800</b>	<b>\$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**  
**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	75%			LIFE	**	5	\$12,700	
Metal Panel	10%			2048	**	5-10	\$11,600	
Window Wall	15%			2048	**	5	\$9,500	
<b>Windows</b>								
Aluminum	70%			2044	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stained Glass</i>								
Aluminum	30%	4+	\$9,800	2044	**	5	\$1,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Between Chapel And Greenhouse</i>								
<b>Roof</b>								
Clay Tile	40%			2048	**	10	\$9,400	
Copper/Terne	5%			2056	**	10	\$3,000	
Modified Bitumen	40%			2033	**	10	\$9,400	
Sloped Glazing	15%	Now	\$49,100	LIFE	**	5	\$47,200	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridor Between Greenhouse And Chapel</i>								
<b>Soffits</b>								
Stucco Cement	100%			2041	**	5		
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2037	**	5	\$600	
Panel/Paver: Cer/Brk	25%			2044	**	5	\$6,400	
Vinyl Tile	70%			2033	**	3	\$4,000	
<b>Interior Walls</b>								
Folding Partition	10%			2044	**	5	\$2,200	
Masonry: Brick	90%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2041	**	5	\$2,500	
Exposed Struc: Wood	60%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$800	
No Component	15%							
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2041	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2038	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**

**Asset # : 64**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Molded Case Bkrs	100%			2036	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2038	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2033	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2028	\$2,000	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Greenhouse</i>								
Fluorescent	10%			2028	\$2,000	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	80%			2028	\$37,500	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2028	\$2,200	1		
Exit, Service	50%			2028	\$1,200	1		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2033	**	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**	1-3	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
HTHW/HW	100%			2038	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Hot Water Piping From Robitzek Building</i>								
<b>Terminal Devices</b>								
Air Handler	90%			2028	\$106,300	1	\$4,200	
Convactor/Radiator	10%			2033	**	1	\$200	
<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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>Air Conditioning</b>								
<b>Energy Source</b>								
	District Chilled Water	100%			2038	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Robitzek Building</i>								
<i>Explanation : Chilled Water From Main Chillers</i>								
<hr/>								
<b>Conversion Equipment</b>								
	Heat Pump Air Sourced	35%			2032	**	2	\$200
<i>Other Observation, Extent : Light, Area Affected : 35%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : 7 Units. The Heat Pumps Serve The Green House Portion Of The Building</i>								
<hr/>								
	No Component	65%						
<hr/>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%			2028	\$33,000	1	\$4,700
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
<hr/>								
<b>Exhaust Fans</b>								
	Interior	100%			2033	**	2	\$200
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2041	**	1	
<hr/>								
<b>Water Heater</b>								
	Electric	100%			2026	\$7,400	4	\$100
<hr/>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<hr/>								
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<hr/>								
<b>Fixtures</b>								
	Generic	100%						
<hr/>								
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	Generic	100%			2048	**	1-2	\$2,100
<hr/>								

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

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**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** : 13-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2  
**Block** : 1723 **Lot** : 1 **BIN** : 3048341

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$435,800	
Electrical		\$239,300
Mechanical		\$635,500
<b>Total</b>	<b>\$435,800</b>	<b>\$874,700</b>
Importance Code A	\$435,800	
Importance Code B		\$874,700
<b>Total</b>	<b>\$435,800</b>	<b>\$874,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$49,400			
Interior Architecture	\$32,000		\$7,000	
Electrical	\$700	\$600	\$900	\$700
Mechanical	\$9,100	\$3,300	\$4,000	\$2,600
Site Enclosure	\$20,200			
Site Pavements	\$7,200			
<b>Total</b>	<b>\$118,500</b>	<b>\$3,900</b>	<b>\$12,000</b>	<b>\$3,300</b>
Importance Code A	\$49,400			
Importance Code B	\$48,100	\$3,900	\$12,000	\$3,300
Importance Code C	\$21,000			
<b>Total</b>	<b>\$118,500</b>	<b>\$3,900</b>	<b>\$12,000</b>	<b>\$3,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$15,600	
Weathering Steel	80%	Now	\$228,100	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding</i>								
Windows								
Aluminum	100%	Now	\$150,700	2038	**	5	\$3,300	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Seals Failed</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$700	
Weathering Steel	90%	Now	\$6,900	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								
Roof								
Metal Panel	35%	4+	\$11,800	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Canted Returns, Lower Roof</i>								
Single Ply Membrane	60%	Now	\$57,000	2035	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Above Conference Rooms</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Pitch Pockets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Auditorium At Pitch Pockets And Conference Room</i>								
Skylight, Metal/Glass	5%	Now	\$22,200	2050	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Hallway</i>								
Soffits								
Weathering Steel	100%			LIFE	**	1		
Interior								
Floors								
Carpet	35%			2029	\$148,600	3	\$16,000	
Terrazzo	20%			LIFE	**	5	\$9,500	
Vinyl Tile	45%			2035	**	3	\$5,100	

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

**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</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	2%			LIFE	**	10	\$1,900	
Fabric on Framing	10%			2031	**	5	\$1,900	
Gypsum Board	60%	Now	\$5,200	LIFE	**	5	\$13,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Second Floor Hallway</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Auditorium, Second Floor Hallway</i>								
Plaster	28%			LIFE	**	5-10	\$9,000	
<b>Ceilings</b>								
Gypsum Board	75%	Now	\$5,000	LIFE	**	5	\$28,600	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Auditorium, Second Floor Hallway</i>								
Plaster	25%			LIFE	**	5-10	\$13,100	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Retaining Walls</b>								
Concrete Masonry Unit	100%	0-2	\$20,200	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Sidewalk</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Pavers/Stone	100%	Now	\$7,200	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Sidewalk</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Sidewalk</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2040	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2038	**	5	\$600	
<b>Wiring</b>								
Thermoplastic	100%			2040	**	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2030	\$155,800	10	\$13,100	
HID	20%			2030	\$30,300	10	\$100	
LED	10%			2035	**			

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

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

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

**Lighting**

## Egress Lighting

Emergency, Service

50%

2030

\$5,500

1

Exit, Service

50%

2030

\$1,600

1

## Exterior Lighting

HID

20%

2030

\$20,300

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Operated Via Timer*

No Component

80%

**Alarm**

## Security System

No Component

80%

Generic

20%

2035

\* \*

1

\$1,800

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2030

\$83,500

1-3

\$4,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Served By System In Main Building*

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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

Hot Wtr Piping/Pump

40%

2038

\* \*

4

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent To Auditorium**Explanation : From Main Building*

Central Plant Steam

60%

2040

\* \*

4

\$600

Piping/Pmp

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent To Auditorium**Explanation : From Main Building*

## Terminal Devices

Air Handler

60%

2030

\$175,700

1

\$7,600

Fan Coil Unit/Heat

40%

2030

\$124,700

1

\$2,600

**Air Conditioning**

## Distribution

CW &amp; CHW Wtr

100%

2050

\* \*

4

\$1,500

Pipe/Pump

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent To Auditorium**Explanation : From Main Building*

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	60%			2030	\$140,100	1	\$7,600
	Fan Coil - 4 Pipe	40%			2030	\$195,000	1	\$2,600
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,000
Exhaust Fans								
	Interior	100%			2035	**	2	\$600
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2043	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Chemical System								
	Generic	100%			2028	\$28,500	1-3	\$3,700

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

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

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

Print Date : 16-Sep-2019

**HEALTH AND HOSPITALS CORP. - FY 2020**

**Asset Name** : WOODHULL MEDICAL CENTER MAIN BLDG.  
**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** : 13-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,9,10  
**Block** : 1723 **Lot** : 1 **BIN** : 3048341

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$22,686,800	\$3,003,100
Interior Architecture	\$3,083,100	\$13,904,600
Electrical	\$251,900	\$9,682,900
Mechanical	\$1,732,900	\$41,884,800
Site Enclosure	\$59,500	
<b>Total</b>	<b>\$27,814,300</b>	<b>\$68,475,500</b>
Importance Code A	\$22,686,800	\$3,003,100
Importance Code B	\$4,603,500	\$64,515,200
Importance Code C	\$524,000	\$957,200
<b>Total</b>	<b>\$27,814,300</b>	<b>\$68,475,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$75,600			
Interior Architecture	\$125,800			\$125,800
Electrical	\$122,400	\$121,200	\$143,500	\$127,100
Mechanical	\$666,300	\$414,000	\$686,800	\$445,300
Site Pavements	\$76,600			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
<b>Total</b>	<b>\$1,204,800</b>	<b>\$673,300</b>	<b>\$968,500</b>	<b>\$836,300</b>
Importance Code A	\$169,900	\$94,300	\$94,300	\$94,300
Importance Code B	\$974,800	\$579,100	\$874,200	\$742,100
Importance Code C	\$60,200			
<b>Total</b>	<b>\$1,204,800</b>	<b>\$673,300</b>	<b>\$968,500</b>	<b>\$836,300</b>



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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Copper/Terne	2%			2035	* *	10	\$38,700	
Masonry: Brick	25%			LIFE	* *	5	\$413,100	
<i>Sidewalk Shed in Use, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South And North Entrance</i>								
Metal Panel	3%	4+	\$3,900	2040	* *	5	\$46,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Courtyard Areas</i>								
Pre-Cast Concrete	5%			LIFE	* *	5	\$268,500	
Weathering Steel	45%	Now	\$10,895,000	LIFE	* *	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Intersection With Ground</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gasketed Joints Eroding, Panels Corroding; Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking</i>								
Window Wall	20%	Now	\$2,603,300	2040	* *	5	\$309,800	
<i>Glazing Clouded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Wall Of 10 Story Wing And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Stair Near Entrance</i>								
<b>Windows</b>								
Aluminum	88%	Now	\$6,223,900	2055	* *	5	\$68,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Window Seals Failing</i>								
Glass Block	2%			LIFE	* *	5	\$3,900	
Metal Louvers	10%			2033	* *	10	\$96,600	

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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Parapets								
	Concrete Masonry Unit	5%			LIFE	**	5-10	\$17,000
	Masonry: Brick	20%			LIFE	**	5-10	\$85,000
	Metal Panel	15%	4+	\$78,300	2040	**	5	\$18,000
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
	Metal Rail	20%	Now	\$36,200	2035	**	5	\$88,200
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Pitch Pockets And Bottom Rail</i>								
	Metal: Cage/Fence	10%	Now	\$26,900	2035	**	5	\$20,000
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Courtyards</i>								
	Weathering Steel	30%	Now	\$67,400	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Wing At West Side</i>								
<i>Explanation : Soft Joints Are Deteriorated</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	22%	Now	\$14,600	LIFE		**		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i> <i>Location : Exterior Parking Area</i> <i>Water Penetration, Extent : Severe, Area Affected : 5%</i> <i>Location : Expansion Joint At Entrance To Garage Platform</i>								
IRMA/Protected Membrane	35%	Now	\$537,000	2035		**		
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i> <i>Location : Perimeter Blocks</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Between Paver Blocks And At Roof Drains</i> <i>Other Observation, Extent : Light, Area Affected : 2%</i> <i>Location : 10th Floor Roof</i> <i>Explanation : Roof Drains Leaking</i>								
Metal Panel	5%	4+	\$5,400	2035		**		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Explanation : Staining</i>								
Modified Bitumen Play Surface	5%			2038		**	10	\$22,000
	3%	Now	\$9,300	2035		**		
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i> <i>Location : Central Activity Roof</i>								
Single Ply Membrane	20%	Now	\$609,400	2030	\$1,523,500			
<i>Adhesion Failure, Extent : Severe, Area Affected : 30%</i> <i>Location : Northwest Tower</i> <i>Ponding, Extent : Severe, Area Affected : 5%</i> <i>Location : Adjacent To Stair Core 6b At 10 Story Wing</i> <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : Stair Core 6b</i>								
Sloped Glazing	10%	Now	\$1,126,300	LIFE		**	5	\$587,500
<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 In Spiral Staircase</i>								
Soffits								
Metal Panel	25%			2040		**	5-10	
Weathering Steel	75%			LIFE		**	1	
Interior								

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$1,354,600	
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Garage</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Basement</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Floor Drains In Fourth Floor Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gas, Water, Firepump And Boiler Rooms</i>								
<i>Explanation : Staining From Water Infiltration</i>								
Ceramic Tile	5%			2026	\$1,638,100	5	\$77,400	
Quarry Tile	5%			2035	**	5	\$116,100	
Terrazzo	5%			LIFE	**	5	\$121,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	65%			2030	\$9,342,700	3	\$503,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Hallways</i>								
Interior Walls								
Cast in Place Concrete	5%	4+	\$140,700	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Below Emergency Room Ramp</i>								
Ceramic Tile	5%			2033	**	5	\$101,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$162,900	
Gypsum Board	60%	Now	\$110,700	LIFE	**	5	\$733,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Third Floor Near Recovery Room</i>								
Masonry: Brick	5%	Now	\$86,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Stair Near Main Entrance</i>								
Plaster	15%	Now	\$53,500	LIFE	**	5	\$91,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : A Corridor Block 1 And 3</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	28%	Now	\$87,700	2035	**	5	\$216,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Tenth Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Tenth Floor</i>								
Exposed Concrete	5%	Now	\$812,900	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Below Emergency Room Ramp</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Gas, Water, Fire Pump, And Boiler Room Below Emergency Room Ramp</i>								
Exposed Struc: Steel	12%			LIFE	**	10	\$370,200	
Exposed Struc: Steel	3%	Now	\$212,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.</i>								
Gypsum Board	27%	Now	\$92,000	LIFE	**	5	\$520,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Third Floor Under Ramp</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Third Floor Under Ramp, Throughout</i>								
Metal Panel	10%	Now	\$140,600	LIFE	**	5	\$192,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 4th Floor Parking Garage</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Corner Of 4th Floor Parking Garage.</i>								
Plaster	15%	Now	\$66,300	LIFE	**	5	\$144,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : A Corridor Block 1 And 3</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Masonry: Brick	100%	2-4	\$59,500	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : East Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$16,400	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	70%	2-4	\$5,200	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	30%	Now	\$23,300	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Emergency Room Ramp</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Emergency Room Ramp</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Emergency Room Ramp</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	2-4	\$31,800	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2050	**	5	\$2,800	
<i>On Extended Life, Extent : Light, Area Affected : 50%</i>								
<i>Location : Utility Vault Suspected To Collapse Since 2004</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 5,000 Ampere Feeds Normal Side Of Emergency Power System Via Manual Transfer Switches</i>								
Air Circuit Breaker	50%			2050	**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three 4,000 Ampere Feeds Bus Ducts</i>								
<b>Transformers</b>								
Dry Type	80%			2035	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Every Floor</i>								
<i>Explanation : Three 300 Kilovolt-ampere</i>								
Dry Type	20%			2035	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 112.5 And 45 Kilovolt-ampere For Fire Alarm</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	40%			2050	**	5	\$2,200	
Fused Disc Sw	60%			2040	**	5	\$2,700	

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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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								
Raceway								
Busway	50%			2035	**	1		
Conduit	50%			2040	**	1		
Panelboards								
Fused Disc Sw	20%			2046	**	5	\$4,900	
Molded Case Bkrs	80%	Now	\$19,100	2029	\$953,200	5	\$11,100	
			<i>Mech. Misoperation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Underground Water Trips Power To Stairs 1, 2 And 3</i>					
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	70%			2028		5	\$5,000	
Motor Control Center	20%			2028	\$464,200	5	\$5,800	
Variable Frequency Drive	10%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$31,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Flushing Avenue Water Main</i>					
			<i>Explanation : Main Water Pipe</i>					
Stand-by Power								
Transfer Switches								
Automatic	40%			2028	\$157,200	1	\$130,200	
Automatic	60%	4+	\$11,800	2043	**	1	\$175,800	
			<i>Suspect Water Damage, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Outdoor Side Yard Enclosures</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Outdoor Side Yard Enclosures</i>					
			<i>Explanation : Evidence Of Water Infiltration Observed Inside The Enclosure Of The Parallelling Switchgear</i>					

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>
Stand-by Power	Generators							
	Diesel	40%			2026		1	\$163,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room In Basement</i>					
			<i>Explanation : Two 1,500 Kilowatt</i>					
	Diesel	20%			2033	**	1	\$81,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoor Side Yard</i>					
			<i>Explanation : One 1,000 Kilowatt</i>					
	Gasoline	40%			2033	**	1	\$163,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoor Side Yard</i>					
			<i>Explanation : Two 1850 Kilowatt</i>					
Batteries								
	Lead/Acid	40%			2023	\$700	5	\$15,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Serves Indoor Generators</i>					
	Lead/Acid	60%			2023	\$1,000	5	\$23,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoor Side Yard</i>					
			<i>Explanation : Serves Outdoor Generators</i>					
Fuel Storage								
	Day Tank	20%			2038	**	5	\$39,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Two 275 Gallon</i>					
	Day Tank	30%			2038	**	5	\$58,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outdoor Side Yard</i>					
			<i>Explanation : Three 1,000 Gallon</i>					
	Main Tank	20%			2045	**	5	\$6,200
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 15,000 Gallon Unit Serves Indoor Generators</i>					
	Main Tank	30%			2045	**	5	\$9,300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 4,000 Gallon Units Serve Outdoor Generators</i>					

**Lighting**

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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	85%			2035	**	10	\$824,800	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 3% Location : Throughout</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95% Location : Throughout</i>						
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 2% Location : Throughout</i>						
Incandescent	5%			2030	\$949,600	2	\$1,200	
LED	10%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2035	**	1		
<b>Exterior Lighting</b>								
HID	28%			2035	**	10	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Exterior Perimeter Explanation : Operated By Timer And Photocell</i>						
Incandescent	2%			2030	\$74,100	2		
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Exterior Awning Explanation : Operated By Timer And Photocell</i>						
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2033	**	5	\$31,100	
<b>Alarm</b>								
Security System No Component	25%							
Generic	75%	4+	\$131,100	2030	\$2,621,300	1	\$266,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Existing Cameras Obsolete And Not Compatible With New System</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	Now	\$71,800	2030	\$3,589,500	1-3	\$177,800	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : System Is Addressable However Elevator Recall Not Functioning</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>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**

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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 150,000 Gallon Capacity Of No. 2 In Underground Tanks</i>						
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	20%			2039	**	1	\$104,600	
Steam Boiler	80%			2035	**	1	\$838,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units/ New Burners</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	0-2	\$16,900	2038	**	4	\$26,100	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Room</i>						
Central Plant Steam Piping/Pmp	50%	0-2	\$183,100	2040	**	4	\$26,100	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Valves, Boiler Room</i>						
		<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Various</i>						
<b>Terminal Devices</b>								
Air Handler	50%			2025	\$7,607,600	1	\$327,100	
Convactor/Radiator	20%			2035	**	1	\$68,300	
Fan Coil Unit/Heat	30%			2030	\$4,861,500	1	\$102,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	80%			2046	**	1		
Steam/HW System	20%			2040	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	20%			2026	\$5,110,900	1	\$229,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units On Extended Life</i>						
Centrifugal, Elec Chiller	75%			2039	**	1	\$858,700	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chiller Plant 4 Units</i>						
Exterior Pkg Unit - Cooling	5%			2030	\$438,100	2	\$3,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Split Units</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$132,000	2040	**	4	\$52,100
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Terminal Devices								
	Air Handler/Cool/Ht	50%			2030	\$6,067,800	1	\$327,100
	Fan Coil - 4 Pipe	50%			2030	\$12,667,100	1	\$170,900
Heat Rejection								
	Dry Cooler	5%			2030	\$294,200	2	\$36,800
	Water Cooling Tower	95%			2031	**	2	\$1,011,500
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$934,100
Exhaust Fans								
	Interior	100%	Now	\$385,000	2025	\$3,849,600	2	\$25,900
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Eliminators</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$161,300	2040	**	1	
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Water Heater								
	Electric	1%			2028	\$9,500	4	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 85 Gallon And One 50 Gallon</i>								
	No Component	99%						
HW Heat Exchanger								
	High Temp	100%			2040	**	4	\$104,600
Sanitary Piping								
	Cast Iron	100%	Now	\$158,400	LIFE	**	1	
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Storm Drain Piping								
	Cast Iron	100%	0-2	\$451,000	LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Garage And Basement</i>								
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$22,300
Sewage Ejector(s)								
	Electric	100%			2030	\$311,600	4	\$63,200

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**HEALTH AND HOSPITALS CORP. - 819  
WOODHULL MEDICAL CENTER MAIN BLDG.**

**Asset # : 2726**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
	Backflow Preventer							
	No Component	50%						
	Generic	50%		2030	\$137,500	1	\$32,400	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Sprinkler</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	90%		LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ten Units From 1st To 8th Floor, Four Units From 1st To 10th Floor</i>					
			<i>Explanation : 14 Units In Which 4 Units Serve Auditorium</i>					
	Hydraulic	10%		LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1st To 3rd Floor</i>					
			<i>Explanation : One Unit</i>					
<hr/>								
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%		2050		**	1-5	\$533,400
	Sprinkler							
	Generic	100%		2050		**	1-2	\$296,400
	Fire Pump							
	Generic	100%		2033		**	1	\$197,600
	Chemical System							
	No Component	98%						
	Generic	2%		2028	\$600		1-3	\$100

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## HEALTH AND HOSPITALS CORP. - 819

## Project : HEALTH &amp; HOSPITALS CORP.

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>		<b>FY 2025 - 2030</b>	
Miscellaneous Buildings	766,700		635,000	
<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Miscellaneous Buildings	77,900	24,000	27,900	28,000

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	344,900	31,200
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	127,300	11,500
47	CUMBERLAND NFCC BLDG QH	4,200	229,900	20,800
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	344,900	31,200
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	40,500	19,200
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	40,500	19,200
14830	QUEENS HOSPITAL MODULAR 1	5,000	273,700	24,800

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