Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : BELLEVUE HOSPITAL AMBULATORY CARE BUILDING

Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 10-Dec-2021 Landmark Status : NONE

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

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$304,600	\$2,671,000
Interior Architecture	\$208,100	\$7,667,000
Electrical	\$53,600	\$4,012,400
Mechanical	\$2,925,000	\$4,316,200
Total	\$3,491,200	\$18,666,500
Importance Code A	\$304,600	\$2,671,000
Importance Code B	\$3,126,700	\$15,869,700
Importance Code C	\$60,000	\$125,800
Total	\$3,491,200	\$18,666,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$93,500	\$2,700		\$45,700
Interior Architecture	\$58,000	\$17,400		\$24,200
Electrical	\$35,100	\$35,600	\$43,900	\$36,100
Mechanical	\$538,500	\$52,100	\$72,700	\$68,200
Site Pavements	\$3,600			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$758,400	\$137,400	\$146,300	\$203,800
Importance Code A	\$93,500	\$8,800		\$46,100
Importance Code B	\$664,800	\$121,900	\$146,300	\$157,700
Importance Code C		\$6,600		
Total	\$758,400	\$137,400	\$146,300	\$203,800



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

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

Asset #: 13727

chitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls	420/			LIDE		~	# 00,000	
Masonry: Brick	42%	0.2	¢47.200	LIFE	* *	5	\$98,800	
Masonry: Granite	5%	0-2	\$47,300	LIFE	1 50/	5	\$8,800	
	_	Crumbling, : Through	. Extent : Light, Are out	а Ајјесте	a : 5%			
Metal Panel	5%			2043	* *	5-10	\$80,800	
Pre-Cast Concrete	3%			LIFE	* *	5	\$22,900	
Stucco Cement	7%			2038	* *	5	\$41,200	
Window Wall	38%			2043	* *	5	\$335,100	
Windows								
Aluminum	95%			2041	* *	5	\$3,200	
Metal Louvers	5%			2036	* *	10	\$1,100	
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	\$2,900	
Masonry: Brick	35%		\$7,800	LIFE	* *	5	\$3,000	
			ients, Extent : Lighi Ishing Loose On Th					
Metal Panel	5%			2043	* *	5	\$1,700	
Metal Rail	5%	4+	\$1,500	2038	* *	5	\$3,100	
		/Rusting, E : Through	Extent : Moderate, A out	rea Affec	eted : 10%			
Pre-Cast Concrete	5%	Now	\$700	LIFE	* *	5	\$2,700	
		issing Elem : Northwe	nents, Extent : Light est Face	, Area A <u>f</u>	fected : 2%			
Stucco Cement	20%			2038	* *	5	\$4,500	
Roof							-	
IRMA/Protected	65%	Now	\$36,200	2033	\$1,809,000			
Membrane			-		•			
	-	Growth, E : Main Ro	Extent : Light, Area of	Affected .	: 2%			
Sloped Glazing	Water Pen		\$137,000 extent : Moderate, A Locations At Exteri			5	\$536,800	
Soffits								
Stucco Cement	100%			2038	* *	5		

Interior

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Asset #: 13727

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	2%			2029	\$111,100	3	\$9,200	
			Extent : N/A, Area A	Iffected :	100%			
		: First Flo						
		ion : Audi						
Cast in Place Concrete	5%	4+	\$26,700	LIFE	**	5	\$33,600	
	_	_	Extent : Light, Are	ea Affect	ed : 2%			
		: Basemer	nt .					
Ceramic Tile	5%			2036	* *	5	\$15,400	
Granite Panels	25%	0.0	фо 2 2 00	LIFE	**	5	\$57,600	
Sheet Vinyl/Rubber	20%	0-2	\$82,200	2033	\$4,109,700	5	\$46,100	
	_	en/Sput, Ex : Balconie	ctent : Light, Area 2	нујестеа .	: 10%			
T. 07 T		: Baiconie	2S	2020	ale ale		#10.200	
Traffic Topping	5%	·	3.7/4.4	2038	**	5	\$19,200	
		ervanon, E : Basemer	Extent : N/A, Area A	<i>ујестеа</i> :	100%			
				Vitle Com	J			
77' 1 m'1			rs To Epoxy Paint V				Φ42 000	
Vinyl Tile	38%	4+	\$65,900 nents, Extent : Ligh	2033	\$3,297,000	3	\$43,800	
		-	out 4th Floor	і, ягеи я	gjeciea . 270			
			Extent : Light, Arc	ea Affect	ed · 2%			
			out 4th Floor	iu rijjeci	ea . 270			
Interior Walls	Bocanon	· Imougn	0111 1111 11001					
Cast in Place Concrete	2%			LIFE	* *			
2.121 -12 2 -11 2 2 -11 2 2		ervation, E	Extent : N/A, Area A		100%			
		: Penthou		55				
	Explanat	ion : Wall	Location					
Ceramic Tile	5%			2036	* *	5	\$13,300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,300	
Glass: Single Pane	2%			LIFE	* *	5	\$4,000	
Gypsum Board	79%	Now	\$60,000	LIFE	* *	5	\$125,800	
• •	Paint Peel	ing, Extent	t : Light, Area Affec	cted: 10	%			
	Location: Various Walls Located Below Skylight Base							
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Various	Walls Located Belo	w Skylig	ght Base			
Masonry: Brick	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$21,200	
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: First Flo	oor					
	Explanat	ion : Audii	torium					

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Asset #: 13727

Architecture		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In			\$31,300 : Light, Area Affect out 4th Floor	2038 ted : 5%	* *	5	\$46,100	
Exposed Struc: Concrete	15%			LIFE	* *	5	\$7,200	
·	Location	: Basemen	Extent : N/A, Area A nt And Mechanical ng Location		100%			
Exposed Struc: Steel	5%			LIFE	* *			
1	Other Obse	: Basemen	Extent : Light, Area nt And Penthouse ng Location		: 100%			
Exposed Struc: Steel	Location	ervation, E : At Entra ion : Space	· ·	LIFE ffected :	**			
Gypsum Board	20%			LIFE	* *	5	\$76,800	
Site Enclosure Fence/Gates Iron Picket	100%			2053	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	Cracking/C	Now Crumbling, : Through	\$3,600 Extent : Light, Are out	2038 ea Affecte	* * ed : 5%			
Pavers/Stone	10%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	10%			2038	* *			
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	80%			2036	* *			
Parking/Driveway Asphalt	100%			2036	* *			
Floatrical			Zanair	Entre			ointononoo	

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	70%	2053	* *	5	\$800	
	Other Observation, Extent: N/A, Area A	Affected :	100%			
	Location: Electrical Room					
	Explanation : Four 4,000 Ampere For	Services	s A, B, C And D			
Under Construction	30%					

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Asset #: 13727

Electrical	Curre	nt Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts	1		1						
Transformers									
Dry Type	100%		2046	* *	5	\$800			
		n, Extent : N/A, Area A	Affected : 10	00%					
	Location: Multi								
	Explanation : F	ive 50 Kilowatt Amper	e Transforn	ners					
Switchgear / Switchboard					_				
Fused Disc Sw	30%		2053	* *	5	\$300			
Molded Case Bkrs	70%		2053	* *	5	\$3,800			
Raceway	1000/		2052	* *	1				
Conduit	100%		2053	* *	1				
Panelboards Fused Disc Sw	100/		2049	* *	5	\$500			
Molded Case Bkrs	10% 90%		2049	* *	5 5	\$500 \$4,900			
Wiring	9070		2049		3	\$4,900			
Thermoplastic	100%		2053	* *	1				
Motor Controllers	10070		2033		-				
Locally Mounted	20%		2046	* *	5	\$300			
Motor Control Center	50%		2046	* *	5	\$2,800			
Variable Frequency	30% 4+	\$53,600	2046	* *	-	4-,000			
Drive		. ,							
	Mech. Misoperati	on, Extent : Moderate	, Area Affec	eted : 100%					
	Location : Thro	ighout							
Ground									
Grounding Devices									
Generic	100%		LIFE	**	5	\$3,000			
		n, Extent : N/A, Area A							
		nent Mechanical Equi	ipment Roo	m					
11D	Explanation : G	rouna Observea							
Stand-by Power Transfer Switches									
Automatic	90%		2046	* *	1	\$57,300			
Automatic		n, Extent : N/A, Area A		00%	1	Ψ37,300			
	Location : Thro		199000000	, 0 , 0					
	Explanation: 8								
Automatic	10%		2038	* *	1	\$6,400			
ratomatic		n. Extent : N/A. Area A		00%	•	ψο, 100			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse							
	Explanation: 2	Units For Fire Pump							
Generators									
Diesel	100% 4+	\$2,200	2036	* *	1	\$72,100			
		ed, Extent : Moderate		eted : 1%					
		oded Exhaust In Penth							
		n, Extent : N/A, Area A	Affected: 10	00%					
	Location : Penth								
	Explanation : O	ne 1,000 Kilowatt							

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Asset #: 13727

Electrical	Current Repair	Future Replacemen	t M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
tand-by Power					
Batteries	1000/			4==00	
Lead/Acid	100%	2027 \$2,5	00 5	\$7,700	
	Other Observation, Extent : N/A, Area	Affected: 100%			
	Location: Penthouse	l. D			
F 1 C4	Explanation: 200 Kilowatt Load Ba	nk Present			
Fuel Storage Day Tank	50%	2041	** 5		
Day Tank	Other Observation, Extent: N/A, Area	2041	, , ,		
	Location: Generator Room Penthou	**			
	Explanation: One 250 Gallon	.50			
Underground Storage	50%	LIFE ,	* * 5		
Onderground Storage	Other Observation, Extent : N/A, Area		3		
	Location: Adjacent To Building Z	Affected : 10070			
	Explanation: 15,000 Gallons Shared	d With Ruilding Z			
ighting	Explanation : 13,000 dations shared	i min banang E			
Interior Lighting					
Fluorescent	90%	2033 \$2,898,2	00 10	\$170,900	
	Compact Fluorescent Light, Extent : L				
	Location : Throughout				
	T-5 Lamps And Fixtures, Extent: Ligh	nt, Area Affected : 5%			
	Location: Throughout				
	T-8 Lamps And Fixtures, Extent: Ligh	nt, Area Affected : 90%			
	Location: Throughout				
HID	1% 4+ \$500	2038	* *		
	Malfunctioning, Extent: Moderate, Ar	rea Affected : 100%			
	Location: Controls Not Working In	4th Floor Waiting Area			
	Other Observation, Extent: N/A, Area	Affected: 100%			
	Omer Observation, Extent . 1971, fired				
	Location : Atrium				
		l Waiting Area			
Incandescent	Location : Atrium		00 2		
Incandescent	Location : Atrium Explanation : 4th Floor Canopy And	2033 \$35,6	00 2		
Incandescent	Location : Atrium Explanation : 4th Floor Canopy And 1% 4+ \$700	2033 \$35,6 rea Affected : 100%	00 2		
Incandescent	Location : Atrium Explanation : 4th Floor Canopy Ana 1% 4+ \$700 Malfunctioning, Extent : Moderate, An	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area	00 2		
Incandescent	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, Ar Location: Controls Not Working In A	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area	00 2		
Incandescent	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, An Location: Controls Not Working In Other Observation, Extent: N/A, Area	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100%	00 2		
Incandescent LED	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, And Location: Controls Not Working In - Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100%	00 2		
	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, And Location: Controls Not Working Information, Extent: N/A, Aread Location: 4th Floor Waiting Aread Explanation: Halogen Lights Obser	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100%			
LED	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, And Location: Controls Not Working Information, Extent: N/A, Aread Location: 4th Floor Waiting Aread Explanation: Halogen Lights Obser	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100% wed 2038			
LED Egress Lighting	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, An Location: Controls Not Working In - Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area Explanation: Halogen Lights Obser 8%	2033 \$35,6 rea Affected: 100% 4th Floor Waiting Area a Affected: 100% ved 2038 2038	* *		
LED Egress Lighting Emergency, Service	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, An Location: Controls Not Working In- Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area Explanation: Halogen Lights Obser 8%	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100% veed 2038 2038 2061	* * 1		
LED Egress Lighting Emergency, Service Exit, LED	Location: Atrium Explanation: 4th Floor Canopy And 1% 4+ \$700 Malfunctioning, Extent: Moderate, Ar Location: Controls Not Working In a Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area Explanation: Halogen Lights Obser 8% 50% 5%	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100% ved 2038 2038 2061	* * * * * * * * * * * * * * * * * * *		
LED Egress Lighting Emergency, Service Exit, LED Exit, Service	Location: Atrium Explanation: 4th Floor Canopy Ana 1% 4+ \$700 Malfunctioning, Extent: Moderate, An Location: Controls Not Working In- Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area Explanation: Halogen Lights Obser 8% 50% 5% 45%	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100% ved 2038 ** 2038 ** 2038 ** 2038 ** 2038 ** 2038 **	* * * * * * * * * * * * * * * * * * *		
LED Egress Lighting Emergency, Service Exit, LED Exit, Service Exterior Lighting	Location: Atrium Explanation: 4th Floor Canopy Ana 1% 4+ \$700 Malfunctioning, Extent: Moderate, An Location: Controls Not Working In- Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area Explanation: Halogen Lights Obser 8% 50% 50% 55% 45% 30% 4+ \$5,900 Malfunctioning, Extent: Moderate, An	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100% eved 2038 2038 2061 2038 2038 2061 2038 2061 2038 2061 2038 2061 2078 2088 2089 2089 2089 2089 2089 2089 208	* * 1 * * 1 * * 1		
LED Egress Lighting Emergency, Service Exit, LED Exit, Service Exterior Lighting	Location: Atrium Explanation: 4th Floor Canopy Ana 1% 4+ \$700 Malfunctioning, Extent: Moderate, An Location: Controls Not Working In- Other Observation, Extent: N/A, Area Location: 4th Floor Waiting Area Explanation: Halogen Lights Obser 8% 50% 5% 45%	2033 \$35,6 rea Affected : 100% 4th Floor Waiting Area a Affected : 100% eved 2038 2038 2061 2038 2038 2061 2038 2061 2038 2061 2038 2061 2078 2088 2089 2089 2089 2089 2089 2089 208	* * 1 * * 1 * * 1		

Alarm

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Asset #: 13727

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm			·			
Security System						
Generic	100%	2033	\$397,300	1	\$77,300	
Fire/Smoke Detection						
Generic, Analog	100%	2033	\$545,900	1-3	\$127,600	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Main Building 9th Floor					
	Explanation: Alarm Control System 1	ocated A	It Main Building			

Nechanical	Current Repair		Futur	e Replacement	M			
ystem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Utility Steam	100%			2043	* *	1		
Conversion Equipment Pres. Reducing Valve/LF Steam	100%			2036	* *	5	\$12,300	
	Other Obs	ervation, Ext	ent : N/A, Area A	ffected :	100%			
	Location	: Basement						
	Explanat	ion : Dual Si	tage Reducing St	ation				
Distribution								
Hot Wtr Piping/Pump	20%			2041	* *	4	\$3,100	
			ent : N/A, Area A	ffected :	100%			
		: Basement						
		ion : Shell A	nd Tube Heat Ex	changers	And Pumps Provid	de Perim	eter Heat	
Central Plant Steam	80%			2043	* *	4	\$8,200	
Piping/Pmp								
Terminal Devices								
Air Handler	80%			2033	\$3,186,400	1	\$102,400	
Convector/Radiator	20%			2038	* *	1	\$13,400	
Controls								
Electrical	40%			2026	\$470,700			
		quipment, E. : Throughou	xtent : Moderate, it	Area Afj	fected : 100%			
Pneumatic	60% Malfunctio	0-2 oning, Extent	\$490,900 : Moderate, Area	2027 a Affected	\$2,454,300 d:100%			
		-	And Devices Th					
			ent : N/A, Area A	_				
		: Throughou						
		_	ent And Devices	Obsolete	₽.			
r Conditioning		1 1						
Energy Source								
Electricity	5%			2041	* *	1		
No Component	95%							

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Asset #: 13727

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment	- 0.4		•	*** *********************************			
Split Unit	5%		2033	\$251,300			
No Component	95%						
Distribution CW & CHW Wtr	1000/ 0.2	\$200	2043	* *	4	¢10.200	
Pipe/Pump	100% 0-2	\$300	2043		4	\$10,200	
r ipe/r unip	Corroded, Extent : S	evere Area Affectea	I · 100%				
	Location : Chilled	**		g Unit-5 On Roof			
	Other Observation, I			-			
	Location : Building),)				
	Explanation : Chili		acent Bu	ilding			
Terminal Devices	· ·	•		-			
Air Handler/Cool/Ht	98%		2033	\$201,200	1	\$125,500	
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location: Roof						
	Explanation: 7 Un	its					
Air Handler/Cool/Ht	2%		2033	\$4,100	1	\$2,600	
	Other Observation, I			100%			
	Location: Second						
	Explanation: 2 Un	its Serve Auditoriui	n				
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	¢115 400	
Exhaust Fans	10070		LIFE		2-5	\$115,400	
Exhaust Fans Interior	40%		2033	\$375,500	2	\$2,500	
Roof	60%		2033	\$246,400	2	\$3,800	
Plumbing	0070		2033	Ψ2-10,-100		ψ3,000	
H/C Water Piping							
Brass/Copper	100%		2053	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2043	* *	4	\$20,500	
Sanitary Piping							-
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2026	\$6,500	4	\$6,600	
Backflow Preventer	1000		• • • •		_		
Generic	100%		2038	* *	1	\$12,700	
Fixtures	1000/						
Generic Vertical Transport	100%						

Vertical Transport

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Asset #: 13727

Mechanical	Current Repair	Future Replacem	ent Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent: N/A, Ai	rea Affected : 100%			
	Location : Three Units From Base Floor Explanation : 6 Units	ment To 4th Floor, Three	Units From Gr	ound To 4th	
Fire Suppression					
Standpipe					
Generic	100%	2043	* * 1-5	\$108,200	
Sprinkler					
Generic	100%	2043	* * 1-2	\$58,000	
Fire Pump					
Generic	100%	2036	* * 1	\$38,700	

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 09-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,7,10,Ph

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,113,000	\$844,000
Interior Architecture	\$2,237,400	\$9,780,600
Electrical	\$1,311,600	\$2,773,500
Mechanical	\$3,696,800	\$15,298,300
Total	\$12,358,800	\$28,696,400
Importance Code A	\$5,113,000	\$937,000
Importance Code B	\$6,090,400	\$27,565,600
Importance Code C	\$1,155,400	\$193,800
Total	\$12,358,800	\$28,696,400

Total	\$448,000	\$194,100	\$147,500	\$252,000
Importance Code C		\$15,700		
Importance Code B	\$271,000	\$175,400	\$142,300	\$242,200
Importance Code A	\$177,000	\$3,000	\$5,200	\$9,800
Total	\$448,000	\$194,100	\$147,500	\$252,000
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$169,000	\$36,000	\$40,000	\$96,900
Electrical	\$62,500	\$45,800	\$44,000	\$49,800
Interior Architecture		\$72,900	\$18,900	\$56,800
Exterior Architecture	\$177,000		\$5,200	\$9,000
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #:71

Joint Mo. Location Staining/S Location 59/ Joint Mo. Location Staining/S Location 59/ Broken/M Location 209/ Other Ob Location	(Years) Now Cracks, Exin: Through rtar Miss/Er n: Through Discoloring, n: West Fac O-2 rtar Miss/Er n: West Fac Discoloring, n: West Fac Now Missing Elem n: Courtyan Servation, E	Extent : Moderate sade \$37,500 od, Extent : Moderate exade Extent : Moderate sade \$37,500 ents, Extent : Ligh	LIFE tea Affecte ate, Area Aff LIFE ate, Area Aff the LIFE the Area Aff	** Affected: 25% ** Affected: 20% Fected: 20% **	Cycle (Yrs) 5 5	\$302,700 \$17,500	Priority
Joint Mo. Location Staining/S Location 59/ Joint Mo. Location Staining/S Location 59/ Broken/M Location 209/ Other Ob Location	Cracks, Exit n: Through the Th	tent: Moderate, Anderstent: Moderate, Anderstent: Moderate Extent: Moderate 37,500 and, Extent: Moderate Extent: Moderate Extent: Moderate Extent: Moderate Extent: Moderate Extent: Light Moderate Extent: Li	ea Affecte ate, Area Aff LIFE ate, Area Aff LIFE t, Area Aff	ed: 10% Affected: 20% Tected: 25% ** Affected: 20% Tected: 20%	5	\$17,500	
Joint Mo. Location Staining/S Location 59/ Joint Mo. Location Staining/S Location 59/ Broken/M Location 209/ Other Ob Location	Cracks, Exit n: Through the Th	tent: Moderate, Anderstent: Moderate, Anderstent: Moderate Extent: Moderate 37,500 and, Extent: Moderate Extent: Moderate Extent: Moderate Extent: Moderate Extent: Moderate Extent: Light Moderate Extent: Li	ea Affecte ate, Area Aff LIFE ate, Area Aff LIFE t, Area Aff	ed: 10% Affected: 20% Tected: 25% ** Affected: 20% Tected: 20%	5	\$17,500	
Joint Mo. Location Staining/S Location 59/ Joint Mo. Location Staining/S Location 59/ Broken/M Location 209/ Other Ob Location	Cracks, Exit n: Through the Th	tent: Moderate, Anderstent: Moderate, Anderstent: Moderate Extent: Moderate 37,500 and, Extent: Moderate Extent: Moderate Extent: Moderate Extent: Moderate Extent: Moderate Extent: Light Moderate Extent: Li	ea Affecte ate, Area Aff LIFE ate, Area Aff LIFE t, Area Aff	ed: 10% Affected: 20% Tected: 25% ** Affected: 20% Tected: 20%	5	\$17,500	
Joint Mo. Locatio Staining/ Locatio 59/ Broken/M Locatio 20% Other Ob Locatio	rtar Miss/Er n: West Fac Discoloring, n: West Fac Now dissing Elem n: Courtyar servation, E	od, Extent : Moder eade Extent : Moderate eade \$37,500 ents, Extent : Ligh	ate, Area Area Aff LIFE t, Area Aff	Affected : 20% fected : 20% * *			
Locatio Staining/ Locatio 5% Broken/M Locatio 20% Other Ob	n: West Fac Discoloring, n: West Fac Now fissing Elem n: Courtyan servation, E	eade Extent : Moderate vade \$37,500 ents, Extent : Ligh	, Area Afj LIFE t, Area Afj	Tected : 20%	5	\$17,500	
Broken/M Locatio 20% Other Ob Locatio	Aissing Elem n : Courtyar o servation, E	ents, Extent : Ligh d	t, Area Afj		5	\$17,500	
Location 20% Other Ob Location	n : Courtyar servation, E	d		fected : 5%			
Other Ob Locatio	servation, E						
Locatio			2043	* *	5-10	\$640,200	
5% Broken/M	ation : Stain	less Steel Panel \$34,500 ents, Extent : Ligh	LIFE t, Area Afj	* * Yected : 5%	5	\$75,700	
Air Infilti Locatio Corrosio Locatio Water Pe Locatio Weather	n : Through n/Rusting, E. n : Penthous netration, E. n : Through Strip Missing	xtent : Moderate, 2 se xtent : Moderate, 2 out g, Extent : Modera	Area Affec rea Affec	ted : 5% ted : 5%	5	\$37,400	
2% Air Infilti Locatio Bent/War Locatio Water Pe Locatio	Now ration, Exten n: Chapel rped Elemen n: Chapel netration, E: n: Chapel sservation, E	\$138,800 at: Moderate, Area ats, Extent: Moderate, A axtent: Moderate, A axtent: N/A, Area A	te, Area A rea Affec	Affected : 25% ted : 10%	5	\$4,800	
	Locatio Water Per Locatio Weather S Locatio 29/ Air Infilt Locatio Bent/War Locatio Water Per Locatio Other Ob	Location: Penthous Water Penetration, Ex Location: Throughe Weather Strip Missing Location: Throughe 2% Now Air Infiltration, Exten Location: Chapel Bent/Warped Element Location: Chapel Water Penetration, Ex Location: Chapel Other Observation, E Location: Chapel 2	Location: Penthouse Water Penetration, Extent: Moderate, A Location: Throughout Weather Strip Missing, Extent: Moderate Location: Throughout 2% Now \$138,800 Air Infiltration, Extent: Moderate, Area Location: Chapel Bent/Warped Elements, Extent: Moderate Location: Chapel Water Penetration, Extent: Moderate, A Location: Chapel Other Observation, Extent: N/A, Area A Location: Chapel 2nd Floor	Location: Penthouse Water Penetration, Extent: Moderate, Area Affect Location: Throughout Weather Strip Missing, Extent: Moderate, Area Affected: Location: Throughout 2% Now \$138,800 2041 Air Infiltration, Extent: Moderate, Area Affected: Location: Chapel Bent/Warped Elements, Extent: Moderate, Area Affected: Location: Chapel Water Penetration, Extent: Moderate, Area Affected: Location: Chapel Other Observation, Extent: N/A, Area Affected: Location: Chapel 2nd Floor	Water Penetration, Extent: Moderate, Area Affected: 5% Location: Throughout Weather Strip Missing, Extent: Moderate, Area Affected: 25% Location: Throughout 2% Now \$138,800 2041 ** Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Chapel Bent/Warped Elements, Extent: Moderate, Area Affected: 25% Location: Chapel Water Penetration, Extent: Moderate, Area Affected: 10% Location: Chapel Other Observation, Extent: N/A, Area Affected: 100% Location: Chapel 2nd Floor	Location: Penthouse Water Penetration, Extent: Moderate, Area Affected: 5% Location: Throughout Weather Strip Missing, Extent: Moderate, Area Affected: 25% Location: Throughout 2% Now \$138,800 2041 ** 5 Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Chapel Bent/Warped Elements, Extent: Moderate, Area Affected: 25% Location: Chapel Water Penetration, Extent: Moderate, Area Affected: 10% Location: Chapel Other Observation, Extent: N/A, Area Affected: 100% Location: Chapel 2nd Floor	Location: Penthouse Water Penetration, Extent: Moderate, Area Affected: 5% Location: Throughout Weather Strip Missing, Extent: Moderate, Area Affected: 25% Location: Throughout 2% Now \$138,800 2041 ** 5 \$4,800 Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Chapel Bent/Warped Elements, Extent: Moderate, Area Affected: 25% Location: Chapel Water Penetration, Extent: Moderate, Area Affected: 10% Location: Chapel Other Observation, Extent: N/A, Area Affected: 100%

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

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

Asset #: 71

Architecture	Current Repair Future Replacement					Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Parapets	5 0/ 3.7	** ***		de de	_	00.000			
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Through		LIFE e, Area Afj	* * fected : 5%	5	\$3,200			
Masonry: Brick	80% Now Joint Mortar Miss/Er Location: Through Miss/Damaged Flash Location: Through Worn/Eroded, Extent Location: Through	out, East Facade, ings, Extent : Mod out : Light, Area Affec	West Faca erate, Are	ide ea Affected : 50%	5	\$6,500			
Metal Panel	5% Now	\$3,400	2043	* *	5	\$800			
	Deformed/Dented, Ex Location: Through Miss/Damaged Copin Location: Through	ktent : Moderate, A out ngs, Extent : Model	rea Affec			***			
Metal Rail	10%		2038	* *	5-10	\$14,800			
Roof						·			
Copper/Terne	5% 0-2 Deformed/Dented, Ex Location: Roof Fast Patching Evident, Ex Location: Through	scia Throughout tent : Moderate, A out	rea Affect						
Modified Bitumen	25% Now Blisters, Extent: Mod Location: Through Miss/Damaged Flash Location: Through Water Penetration, E. Location: Through	out Lower Roofs ings, Extent : Mod out xtent : Moderate, A	erate, Are	va Affected : 50%					
Panel/Paver: Cer/Brk	10% Now	\$8,600	2043	* *					
	Water Penetration, E. Location : At Roof	xtent : Moderate, A		ted : 10%					
Roll Roofing	5% Other Observation, E Location: Bulkhead Explanation: Refer	ds Over Main Roof			5 Bulkhea	\$10,400 ds			
Single Ply Membrane	55% Now Adhesion Failure, Ex Location: Through Blisters, Extent: Moc Location: Through Punct/Tear/Impact D. Location: Through	out Upper Roof derate, Area Affecto out Upper Roof amage, Extent : Mo out Upper Roof	ed : 20% oderate, A	lrea Affected : 20%	6				
	Water Penetration, E. Location: Through ates are in current dollars	out							

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

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

Asset #:71

Architecture		Current	Repair	Futu	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	10%			2029	\$681,900	3	\$56,600	
Cast in Place Concrete	5%		\$164,000	LIFE	* *	5	\$41,200	
	_	_	, Extent : Severe, A ical Room In Basen		ted : 5%			
Ceramic Tile	5%			2036	* *	5	\$18,900	
Granite Panels	5%			LIFE	* *	5	\$14,100	
Sheet Vinyl/Rubber	15%			2033	\$3,783,800	5	\$84,800	
Terrazzo	15%	Now	\$270,400	LIFE	* *	5	\$44,200	
	Location Worn/Eroc	: Stairs Ai	, Extent : Light, Are nd Basement : Moderate, Area A					
Traffic Topping	Cracking/	_	\$92,000 Extent : Moderate out Basement	2033 e, Area Aj	\$919,900 ffected : 10%	5	\$11,800	
Vinyl Tile	10%			2033	\$1,597,700	3	\$14,100	
,	_	_	Extent : Light, Are r Corridors	ea Affecto				
Vinyl Tile		Crumbling, 1 : Through	Extent : Light, Are	2033 ea Affecte	\$3,195,300 ed: 2%	3	\$42,400	
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$31,500	
Concrete Masonry Unit	5%	4+	\$60,500	LIFE	* *	5	\$12,600	
·	_	Cracks, Ex 1 : Basemer	tent : Light, Area A nt	ffected :	2%			
Gypsum Board	20% Cracking/		\$90,000 Extent : Light, Are	LIFE ea Affecto	* * ed : 5%	5	\$75,500	
	Location	: Through	out					
Granite Panels	5%			LIFE	* *			
Granite Panels	2%			LIFE	* *			
	Other Obs	: 1st Floo	Extent : N/A, Area A r ally Terrazzo Type I	Iffected :	100%			
Plaster	Cracking/	Now Crumbling, 1 : Through	\$281,800 Extent : Moderate out	LIFE e, Area Aj	* * ffected : 5%	5	\$68,000	
SGFT/Glazed Masonry	25%	Now	\$723,000	LIFE	* *			
	Broken/M	issing Elem	nents, Extent : Ligh Locations At The B	t, Area Ą	-			
Wood	2%			LIFE	* *	5	\$50,300	
	۷/0			LILE	·	J	\$50,500	

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

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

Asset #:71

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2038	* *	5	\$28,800	
AcousTileSusp.Lay-In	20%			2046	* *	5	\$57,700	
	_	Discoloring, n : Through	, Extent : Light, Arc out	ea Affecti	ed : 5%			
Exposed Struc: Concrete	e 15%	Now	\$331,500	LIFE	* *	5	\$6,800	
•	_	/Crumbling, n : Basemer	Extent : Moderate nt	e, Area Aj	ffected : 5%			
Gypsum Board	5%)		LIFE	* *	5	\$18,000	
Plaster	50%	Now	\$224,200	LIFE	* *	5	\$90,100	
Site Enclosure	Cracking/ Location Paint Pee Location Staining/I Location Water Pen	n : Chapels ling, Extent n : Through Discoloring n : Through	Extent: Moderate And Throughout : Light, Area Affec out , Extent: Light, Are out xtent: Moderate, A	cted : 109 ea Affecte	% ed : 5%			
Retaining Walls								
Cast in Place Concrete	Location	servation, E n : Through	Extent : Light, Area out ted At Areaways	2053 Affected	**: 100%			
Site Pavements	_		-					
On-Site Walkways								
Cast in Place Concrete	_		Extent : Light, Are	2038 ea Affecte	* * ed : 2%			

Electrical	Current Repair	Future Replacement	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	60%	2053 **	5	\$1,000			
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Electrical Room Ground Floor						
	Explanation: Two 4,000 Ampere Main	n Disconnect Switches					
Air Circuit Breaker	40%	2053 **	5	\$700			
	Other Observation, Extent: N/A, Area A	Iffected : 100%					
	Location : Electrical Room Ground Fl	oor					
	Explanation: Three 2,500 Ampere Ma	in Disconnect Switches					

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

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

Asset #: 71

Electrical		Current F	Repair	Futu	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts										
Transformers										
Dry Type	100%			2046	* *	5	\$1,200			
		Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Room And Electrical Closet Explanation : Two 300 Kilovolt-ampere And Eight Multiple Ratings In Kilovolt-ampere 480									
		ion : Two 3 208/120 V		e And Ei	ight Multiple Rating	gs In Kilo	ovolt-ampere 480			
Switchgear / Switchboard										
Molded Case Bkrs	100%			2053	* *	5	\$8,600			
Raceway										
Conduit	80%			2033	\$373,600	1				
Conduit	20%			2053	* *	1				
Panelboards										
Fused Disc Sw	5%			2049	* *	5	\$400			
Fused Disc Sw	5%			2032	\$24,500	5	\$400			
Molded Case Bkrs	80%			2032	\$391,800	5	\$6,900			
Molded Case Bkrs	10%			2049	* *	5	\$900			
Wiring										
Braided Cloth	80%	2-4	\$556,100	2058	* *	1				
		Insulation Aged, Extent: Moderate, Area Affected: 100%								
	Location	: Through	out The Building							
Thermoplastic	10%			2033	\$69,500	1				
Thermoplastic	10%			2053	* *	1				
Motor Controllers										
Locally Mounted	30%			2031	\$190,900	5	\$700			
Motor Control Center	60%			2031	\$535,700	5	\$5,300			
Variable Frequency	10%	4+	\$17,900	2046	**					
Drive										
	Mech. Mis	operation,	Extent : Moderate,	, Area Aj	fected : 100%					
	Location	: Through	out							
	Not Functi	oning, Exte	ent : Moderate, Arc	ea Affect	ed : 100%					
	Location	: Through	out							
Ground										
Grounding Devices										
Generic	100%			LIFE	* *	5	\$4,800			
Stand-by Power										
Transfer Switches										
Automatic	100%			2046	* *	1	\$100,100			
		ervation, E	Extent : N/A, Area A		100%					
			al Room And Electr							
	Explanat	ion : 6 Uni	its With Different R	atings						
Lighting										

Lighting

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

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

Asset #:71

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	5%		2033	\$196,000	10	\$11,600	
	T-8 Lamps And F	ixtures, Extent : Light,	Area Aff	ected : 100%			
	Location: Thro	oughout					
Fluorescent	10%		2033	\$391,900	10	\$23,100	
	Compact Fluores	cent Light, Extent : Lig	ht, Area	Affected : 100%			
	Location: Thro	oughout The Building					
LED	85%		2038	* *			
Egress Lighting							
Emergency, Service	60%		2038	* *	1		
Exit, LED	20%		2061	* *	1		
Exit, Service	20%		2038	* *	1		
Exterior Lighting							
HID	10%		2028	\$155,200	10	\$100	
LED	20%		2038	* *			
No Component	70%						
Alarm							
Security System							
Generic	100%		2033	\$624,200	1	\$121,500	
	Other Observation	on, Extent : N/A, Area A	ffected :	100%			
	Location: Thro	oughout The Building					
	Explanation : (Cameras					
Fire/Smoke Detection							
Generic, Analog	70%		2028	\$600,400	1-3	\$144,500	
Generic, Digital	30%		2038	* *	1-3	\$60,100	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Utility Steam	100%		2033	\$82,400	1		
Conversion Equipment							
Pres. Reducing Valve/LP	40%		2036	* *	5	\$6,000	
Steam							
	Other Obs	ervation, Extent : N/A, Area A	Iffected :	100%			
	Location	: Basement					
	Explana	tion : Single Stage Reducing S	Station P	rovides For Hot Wa	ater Radi	ation.	
Pres. Reducing Valve/LP	60%		2029	\$93,000	5	\$9,000	
Steam							
	Other Obs	ervation, Extent : N/A, Area A	Iffected :	100%			
	Location	: Basement					
	Explana	tion : Double Stage Reducing	Station I	Provides For Hydro	onic Radi	ation.	

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

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

Asset #: 71

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Distribution (D	5 00/		2022	#201 (00		A.C. 200			
Hot Wtr Piping/Pump	50%	17/4	2032	\$281,600	4	\$6,200			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room								
	Explanation: Sasement Mechanical Room Explanation: 2 Shell And Tube Heat Exchangers And 2 Pumps For Radiation System.								
II . III . D /D		Ana Tube Heat E		ers Ana 2 Pumps Fo					
Hot Wtr Piping/Pump	15%	17/4	2041		4	\$2,800			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement Mechanical Room Explanation: 1 Shell And Tube Heat Exchanger And 2 Pumps For Reheat System.								
Central Plant Steam Piping/Pmp	25% 0-2	\$36,200	2033	\$1,810,900	4	\$3,100			
	Insul. Deteriorating, E		ea Affect	ed: 100%					
	Location : Throughor	ut Basement							
Central Plant Steam	10%		2053	* *	4	\$1,900			
Piping/Pmp									
Terminal Devices									
Air Handler	30%		2033	\$1,454,200	1	\$46,700			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Throughout								
	Explanation : See Air	^r Conditioning							
Convector/Radiator	65%		2031	\$1,369,200	1	\$52,900			
Convector/Radiator	5%		2046	* *	1	\$4,100			
Controls									
Electrical	40% 0-2	\$739,400	2033	\$739,400					
	Obsolete Equipment, E			ted : 100%					
	Location : Pump Dri	ves In Mechanica	l Room						
Pneumatic	60% 0-2	\$1,927,900	2031	\$3,855,700					
	Leaking, Extent : Sever	re, Area Affected .	30%						
	Location : Air Comp	ressors In Baseme	ent						
	Malfunctioning, Extent: Severe, Area Affected: 70%								
	Location: Equipment And Devices Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughor	ut							
	Explanation: Equipm	nent Generally O	bsolete						
Air Conditioning									
Energy Source									
Electricity	100%		2041	* *	1				

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

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

Asset #:71

Mechanical		Current Repair			e Replacement	Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning									
Conversion Equipment									
Centrifugal, Elec Chiller	15%			2036	* *	1	\$40,900		
			Extent : Light, Area		d: 100%				
			th And 9th Floors. I	-					
			Extent : N/A, Area A	lffected :	100%				
	Location								
			ckage Air Cooled C	Chiller W		Compress	ors		
Split Unit	10%			2033	\$611,700				
Window/Wall Unit	60%			2028	\$585,500	1			
No Component	15%)							
Distribution									
CW & CHW Wtr	15%	Now	\$5,300	2043	* *	4	\$1,900		
Pipe/Pump									
	Broken, Extent : Severe, Area Affected : 50% Location : 1 Of 2 Chilled Water Pumps In First Floor Mechanical Room.								
	Unit Inoperable, Extent : Severe, Area Affected : 10%								
	Location : Filtration System In Penthouse Mechanical Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location	n : Penthous	se Mechanical Roo	m And Ro	oof				
	Explana	tion : Eight	th And Ninth Floor.	s Service	.				
CW & CHW Wtr Pipe/Pump	15%	Now	\$2,700	2033	\$53,100	4	\$1,900		
1 1	Controlle	r Not Worki	ng, Extent : Severe	, Area Af	fected : 70%				
	Location	n : Chilled)	Water Pump Drives	In Base	ment Mechanical I	Room.			
	Unit Inoperable, Extent : Severe, Area Affected : 30%								
	Location : Filtration System In Penthouse								
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement								
	Explana	tion : 3 Ma	in Chilled Water P	umps Als	o Serving Ambulat	ory Build	ding.		
No Component	70%)							

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

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

Asset #: 71

Mechanical	Current Repair	Future Re	placement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	15% Now \$12,700		\$637,300	1	\$21,000	
	Not in Service, Extent : Severe, Area A					
	Location: Steam Pre-heat Coils At Other Observation, Extent: N/A, Area		0/_			
	Location: Roof	а Ајјества . 100.	/0			
	Explanation: 2 Units Serve Eighth.	And Ninth Floor	rs			
Air Handler/Cool/Ht	15% Now \$31,900		\$637,300	1	\$21,000	
All Handler Cool Hi	Broken, Extent : Severe, Area Affected		\$057,500	1	\$21,000	
	Location: Lobby Unit In Room A G		oor.			
	Unit Inoperable, Extent : Severe, Area					
	Location: Unit In Room A G-72 On					
	Other Observation, Extent: N/A, Area	a Affected : 100	%			
	Location: Mechanical Room Each	Floor				
	Explanation: Two Units Per Floor					
	Facing Ambulatory Building Atrium	n. One Unit Serv	es First Floor	Entry C	orridor. No Fresh	
No Component	Air Provided. 70%					
Ventilation Ventilation	7076					
Distribution						
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$42,100	
No Component	70%				,	
Exhaust Fans						
Roof	15%	2033	\$75,000	2	\$1,200	
No Component	85%					
Plumbing						
H/C Water Piping	100% Now \$165.400	0 2022	£2 200 400	1		
Brass/Copper	100% Now \$165,400 Broken, Extent : Severe, Area Affected		\$3,308,400	1		
	Location: 1 Of 2 Pumps In Baseme					
HW Heat Exchanger	200 2 1 dimps in 2 diseme					
Steam Fired	100%	2053	* *	4	\$37,400	
	Other Observation, Extent: N/A, Area		%		¥,	
	Location: Basement					
	Explanation: 2 Steam Instantaneou	ıs Water Heaters	S			
Sanitary Piping						
Cast Iron	100% Now \$64,900		* *	1		
	Blockage /Clogged, Extent: Severe, A					
	Location : Sump Drain In Basemen	t Mechanical Ro	oom			
Storm Drain Piping	1000/ 31 #10.20/	0 1155	* *			
Cast Iron	100% Now \$18,200			1		
	Blockage /Clogged, Extent: Severe, A Location: Area Drain Outside Of B					
Sump Pump(s)	200anon . Mea Dram Ousiae Of B	. a.c.iy io iv 1 1 e vell	1.00111			
Non-Submersible	100%	2033	\$66,600	4	\$10,300	
	10070	2000	Ψ00,000		φ10,500	
	100%	2033	\$107.500	4	\$4.900	
Sewage Ejector(s) Compressed Air	100%	2033	\$107,500		\$4,900	

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

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

Asset #:71

Mechanical		Current R	epair	Futur	re Replacement	М	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
Backflow Preventer								
Generic	100%	4+	\$5,800	2033	\$115,000	1	\$13,900	
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location:							
	Explanatio	on : Rust C	Occurring On Shut	Off Valv	ves And Piping.			
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/			LIDE	* *			
Geared Traction	100%	,: F	37/4 4	LIFE				
			xtent : N/A, Area A	jjected :	100%			
			t To 8th Floor					
	Explanatio	on: 4 Unii	ts					
ire Suppression								
Standpipe	1000/			20.42	ماد ماد		0101 5 00	
Generic	100%			2043	* *	1-5	\$131,700	
Sprinkler	000/							
No Component	80%		#212 7 00	20.42	ماد ماد	1.0	#12.20	
Generic	20%	0-2	\$213,700	2043	**	1-2	\$12,200	
	Other Observation, Extent: Severe, Area Affected: 100%							
	Location: Sprinkler Main From Roof Tank To Basement.							
	Explanatio	on : Main	Piping Deteriorati	ing And (Clogging Due To U	se Of Di	ssimilar Metals.	
Fire Pump								
No Component	75%			• • • •			44.655	
Generic	25%			2036	**	1	\$11,800	
			xtent : N/A, Area A		100%			
			or Mechanical Pe					
	Explanatio	on : Serves	s Eighth And Ninth	Floors.				
Chemical System								
Generic	100%			2028	\$16,700	1-3	\$80,900	

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

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

Page: 21

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 10-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,7,8

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,594,500	\$367,700
Interior Architecture	\$1,812,600	\$8,725,300
Electrical	\$949,800	\$1,981,000
Mechanical	\$5,897,900	\$7,332,200
Total	\$12,254,900	\$18,406,200
Importance Code A	\$3,594,500	\$484,900
Importance Code B	\$8,246,000	\$17,921,300
Importance Code C	\$414,400	
Total	\$12,254,900	\$18,406,200

Total	\$292,100	\$130,600	\$104,900	\$264,100
Importance Code C	\$45,000	\$9,100		
Importance Code B	\$242,100	\$99,700	\$104,900	\$216,500
Importance Code A	\$5,000	\$21,800		\$47,500
Total	\$292,100	\$130,600	\$104,900	\$264,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Site Enclosure	\$16,800			
Mechanical	\$72,300	\$25,500	\$28,300	\$61,200
Electrical	\$66,900	\$30,600	\$29,600	\$44,600
Interior Architecture	\$95,600	\$18,200	\$11,500	\$75,700
Exterior Architecture	\$5,000	\$20,800		\$47,100
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 70

rchitecture		Current F	Repair	Future Replacement		nt Maintenance			
vstem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$70,700		
Masonry: Brick		Now	\$1,905,300	LIFE	**	5	\$226,300		
			od, Extent : Moder	ate, Area	a Affected : 20%				
	Location :	_	oui Extent : Moderate	a 1 mag 1	ffeeted : 500/				
	Location :			г, Агеи А	ijecieu . 5070				
		_	xtent : Light, Area	Affected	: 10%				
	Location :			55					
Masonry: Granite	5%	Now	\$113,900	LIFE	* *	5	\$10,600		
j			od, Extent : Moder		a Affected : 20%	-	4-0,000		
	Location:	Through	out						
	Loose/Dela	m Surface	, Extent : Light, An	rea Affec	ted : 3%				
			cade Base And Va						
	_	_	Extent: Moderate	e, Area A	ffected : 45%				
	Location :	Through							
Masonry: Limestone		Now	\$113,900	LIFE	* *	5	\$10,600		
			od, Extent : Moder	ate, Area	a Affected : 25%				
	Location:		E M		CC				
	Staining/Dis Location :		Extent : Moderate	e, Area A	ijeciea : 25%				
Metal Panel	5%	Cornice		2043	* *	5-10	\$97,200		
Metal Fallel	_	rvation F	xtent : Light, Area			3-10	\$97,200		
	Location :			Пуссиси	. 100/0				
		_	less Steel Panel						
Windows									
Aluminum	100%			2041	* *	5	\$41,600		
Parapets			****			_	*		
Cast Stone/Terra Cotta		Now	\$110,700	LIFE	**	5	\$18,400		
		-	ents, Extent : Mod ad 7th Floor Roofs		**				
			od, Extent : Moder		_				
	Location :			ше, лгес	i Ajjecieu . 1070				
Masonry: Brick	85%		\$524,200	LIFE	* *	5	\$20,300		
Masonly. Drick			\$324,200 tent : Moderate, Ar		ted · 10%	3	\$20,300		
			rs Throughout	200 1199 220	. 10,0				
			od, Extent : Light,	Area Aff	ected : 25%				
	Location :		-						
	Miss/Dama	ged Flash	ings, Extent : Mod	'erate, Ar	rea Affected : 50%				
	Location:	Through	out						
Metal Panel		Now	\$5,000	2043	* *	5	\$2,300		
		0	ents, Extent : Mod	erate, Ar	ea Affected : 10%				
	Location :	: At Copin	gs						

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

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

Asset #: 70

	Repair		e Replacement		aintenance				
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
				10	\$20,500				
			* *			1			
		100%							
-									
Drains Clogged, Extent: Moderate, Area Affected: 5%									
	-								
-	-	erate, Ar	ea Affected : 50%						
-	**	: 100%							
100%		LIFE	* *	5	\$18,300				
Staining/Discoloring	g, Extent : Moderate	, Area A <u>j</u>	ffected : 20%						
Location : Throug	hout								
				3	\$55,100				
		ea Affecte	ed : 10%						
Location : Throug	hout								
10% Now	\$63,800	LIFE	* *	5	\$80,300				
Water Penetration,	Extent : Severe, Area	ı Affectea	d : 75%						
Location: Water I	Main Supply Room								
5%		2036	* *	5	\$18,400				
5% Now	\$236,800	LIFE	* *	5	\$14,300				
·									
25%		2033	\$3 887 800	3	\$34 400				
-	Extent : N/A. Area A			J	Ψ2 1,100				
			wood Grain Fini	sh					
					\$61 000				
			φτ,002,400	3	φ01,700				
		ica . 5/0							
	10% 90% Now Blisters, Extent: Se Location: Throug Drains Clogged, Ex Location: Lower It Miss/Damaged Flas Location: Throug Ponding, Extent: Se Location: Throug 100% Staining/Discoloring Location: Throug 10% Now Water Penetration, Location: Water It 5% 5% Now Horizontal Cracks, Location: Various 25% Other Observation, Location: 6th Flo Explanation: Hig 45% 2-4 Worn/Eroded, Exten	10% 90% Now \$826,500 Blisters, Extent: Severe, Area Affected: Location: Throughout Drains Clogged, Extent: Moderate, Are Location: Lower Roof Miss/Damaged Flashings, Extent: Mode Location: Throughout Ponding, Extent: Severe, Area Affected Location: Throughout 100% Staining/Discoloring, Extent: Moderate Location: Throughout 10% 0-2 \$33,200 Staining/Discoloring, Extent: Light, Are Location: Throughout 10% Now \$63,800 Water Penetration, Extent: Severe, Area Location: Water Main Supply Room 5% 5% Now \$236,800 Horizontal Cracks, Extent: Light, Area Location: Various Locations Throughout 25% Other Observation, Extent: N/A, Area Location: 6th Floor Administrative Sp Explanation: High Impact Resistant V 45% 2-4 \$233,300	10% 2048 90% Now \$826,500 2043 Blisters, Extent: Severe, Area Affected: 100% Location: Throughout Drains Clogged, Extent: Moderate, Area Affected Location: Lower Roof Miss/Damaged Flashings, Extent: Moderate, Area Location: Throughout Ponding, Extent: Severe, Area Affected: 100% Location: Throughout 100% LIFE Staining/Discoloring, Extent: Moderate, Area Affected: 100% Location: Throughout 10% 0-2 \$33,200 2029 Staining/Discoloring, Extent: Light, Area Affected Location: Throughout 10% Now \$63,800 LIFE Water Penetration, Extent: Severe, Area Affected Location: Water Main Supply Room 5% 2036 5% Now \$236,800 LIFE Horizontal Cracks, Extent: Light, Area Affected Location: Various Locations Throughout Corr 25% 2033 Other Observation, Extent: N/A, Area Affected: Location: High Impact Resistant Vinyl With 45% 2-4 \$233,300 2033 Worn/Eroded, Extent: Light, Area Affected: 5%	Total (Years) FY 10% 2048 ** 90% Now \$826,500 2043 ** Blisters, Extent: Severe, Area Affected: 100% Location: Throughout Drains Clogged, Extent: Moderate, Area Affected: 5% Location: Lower Roof Miss/Damaged Flashings, Extent: Moderate, Area Affected: 50% Location: Throughout Ponding, Extent: Severe, Area Affected: 100% Location: Throughout 100% LIFE ** Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Throughout 10% 0-2 \$33,200 2029 \$663,800 Staining/Discoloring, Extent: Light, Area Affected: 10% Location: Throughout 10% Now \$63,800 LIFE ** Water Penetration, Extent: Severe, Area Affected: 75% Location: Water Main Supply Room 5% 2036 ** 5% Now \$236,800 LIFE ** Horizontal Cracks, Extent: Light, Area Affected: 25% Location: Various Locations Throughout Corridors 25% 2033 \$3,887,800 Other Observation, Extent: N/A, Area Affected: 100% Location: Gth Floor Administrative Space Explanation: High Impact Resistant Vinyl With Wood Grain Finit 45% 2-4 \$233,300 2033 \$4,665,400 Worn/Eroded, Extent: Light, Area Affected: 5%	Total (Years)	Total (Years)			

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

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

Asset #: 70

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls								
Cast in Place Concrete	Water Pene		\$28,200 ctent : Moderate, A ain Room, Baseme		* * cted : 5%			
Ceramic Tile	5%			2036	* *	5	\$18,100	
Concrete Masonry Unit	5% Cracking/C Location	Crumbling, : Basemen	\$87,100 Extent : Moderate t ent : Moderate, A	LIFE e, Area A <u>j</u>		5	\$7,200	
	_	: Basemen		ей Ајјесі	еи . 5/0			
Gypsum Board	20%	. zasemen	-	LIFE	* *	5	\$43,500	
Granite Panels	5%			LIFE	* *	3	φ 1 5,500	
Plaster	43% Broken/Mi	0	\$77,500 ents, Extent : Ligh	LIFE t, Area Aj	* * ffected : 10%	5	\$46,700	
SGFT/Glazed Masonry		: Mechani Now	\$249,800	LIFE	* *			
	Location Cracking/C Location Misaligned Location	: Basemen Crumbling, : Basemen	Extent : Moderate t Extent : Moderate,	e, Area A <u>f</u> Area Aff	Sected : 5% Sected : 5%			
Wood	2%			LIFE	* *	5	\$29,000	
Ceilings AcousTile,Adhered		0-2 Crumbling, : Through	\$302,000 Extent : Light, Ar	2038 ea Affecte	* * ed : 10%	5	\$91,800	
AcousTileSusp.Lay-In	20%			2038	* *	5	\$73,400	
Exposed Struc: Concrete	e 5% Diagonal (\$562,400 ent : Light, Area A Areas On Basemen	LIFE Iffected :	**	5	\$2,900	
	Exposed Ro Location	einforceme : Basemen	nt, Extent : Moder t Corridors : Moderate, Area	ate, Area				
	Location	: Through	out Basement	ted : 5%				
	Location Spalling, E	: Through Extent : Mo		ted : 5%				
Gypsum Board	Location Spalling, E	: Through Extent : Mo	out Basement derate, Area Affec	ted : 5% LIFE	* *	5	\$45,900	

Site Enclosure

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

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

Asset #: 70

	Current l	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deteriora Location	ted Finish, 1 : Through	out					
•	0		и Ајјесте	za . 576			
			2043	* *			
_	Now	\$10,600		* *			
Location Deteriora Location Impact Do	n : Along 1s ted Finish, n : Along 1s umage, Exte	xtent : Moderate, A st Avenue Extent : Light, Arec st Avenue ent : Moderate, Are	ı Affecte	d : 75%			
100%			2053	* *			
Cracking/	Crumbling,		2038 a Affecto	* * ed : 2%			
25%			2038	* *			
75%			2036	* *			
100%			2033				
	Total 45% Deteriora. Location 15% 40% Corrosion Location Deteriora. Location Impact Do Location 100% 100% Cracking/ Location 25% 75%	45% Now Deteriorated Finish, Location: Through Impact Damage, Exte Location: Gate On 15% 40% Now Corrosion/Rusting, E Location: Along Is Deteriorated Finish, Location: Along Is Impact Damage, Exte Location: Along Is 100% 100% Cracking/Crumbling, Location: Through	Total (Years) 45% Now \$6,200 Deteriorated Finish, Extent: Light, Area Location: Throughout Impact Damage, Extent: Moderate, Area Location: Gate On South Side 15% 40% Now \$10,600 Corrosion/Rusting, Extent: Moderate, A Location: Along 1st Avenue Deteriorated Finish, Extent: Light, Area Location: Along 1st Avenue Impact Damage, Extent: Moderate, Area Location: Along 1st Avenue 100% 100% Cracking/Crumbling, Extent: Light, Area Location: Throughout	% of Fail Date Estimated Cost Total (Years) 45% Now \$6,200 2043 Deteriorated Finish, Extent: Light, Area Affecter Location: Throughout Impact Damage, Extent: Moderate, Area Affecter Location: Gate On South Side 15% 2043 40% Now \$10,600 2053 Corrosion/Rusting, Extent: Moderate, Area Affecter Location: Along 1st Avenue Deteriorated Finish, Extent: Light, Area Affecter Location: Along 1st Avenue Impact Damage, Extent: Moderate, Area Affecter Location: Along 1st Avenue 100% 2053 100% 2038 Cracking/Crumbling, Extent: Light, Area Affecter Location: Throughout 25% 2038 75% 2038	Year Estimated Cost Year Estimated Cost Total (Years) Year FY Estimated Cost Total (Years) Year Estimated Cost FY	% of Total Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years) FY	% of Total Fail Date Estimated Cost Year Estimated Cost (Yrs)

Electrical	Current Repair	Future Replacement	M	laintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2053 **	5	\$1,000				
	Other Observation, Extent : N/A, Area A	Iffected : 100%						
	Location : Electrical Room Ground F	loor						
	Explanation: Two 3,000 Ampere And	Two 1,600 Ampere Main L	Disconnec	t Switches				
Transformers								
Dry Type	10%	2046 **	5	\$100				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: One 1,000 Kilovolt-amp	pere, 480 Volts To 208/120	Volts					
Dry Type	90%	2046 **	5	\$700				
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room Ground F	loor And Electrical Closets	3					
	Explanation : Multiple Ratings In Kilo	ovolt-ampere, 480 Volts To	208/120	Volts				

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

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

Asset #: 70

Electrical		Current F	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	\$5,900	
Raceway								
Busway	10%			2046	* *	1		
Conduit	70%			2033	\$326,900	1		
Conduit	20%			2053	* *	1		
Panelboards						_		
Fused Disc Sw	10%		*** ***	2049	* *	5	\$500	
Fused Toggle Switch	15%	2-4	\$73,500	2058	**	5	\$400	
	Ubsolete I Location		Extent : Moderate,	Area A <u>f</u>	fected : 100%			
	On Extend	led Life, Ex	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Electrica	al Closets Througho	out The E	Building			
Molded Case Bkrs	15%			2049	* *	5	\$900	
Molded Case Bkrs	60%			2032	\$293,900	5	\$3,500	
Wiring								
Braided Cloth	30%	2-4	\$208,500	2058	* *	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Busway	5%			2046	* *	1		
Thermoplastic	55%			2033	\$382,300	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2031	\$190,900	5	\$500	
Locally Mounted	10%			2046	* *	5	\$200	
Motor Control Center	40%			2031	\$357,200	5	\$2,400	
Variable Frequency Drive	20%	4+	\$35,700	2046	* *			
	Not Funct	ioning, Ext	ent : Moderate, Are	ea Affect	ed : 100%			
	Location	: Through	out					
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$1,600	
Generic	50%			LIFE	* *	5	\$1,600	
Stand-by Power								
Transfer Switches	10001			2016	عاب الم		ф.co. ooo	
Automatic	100%			2046	**	1	\$68,900	
			Extent : N/A, Area A ul Room Ground Fl		100%			
				oor				
Lighting	<i>Expiana</i>	tion : 5 Uni	us					

Lighting

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

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

Asset #: 70

System Component Type	Electrical	Current Repair	Future R	Replacement	M				
Interior Lighting Fluorescent	Component	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		stimated Cost	•	Estimated Cost	Priority		
Fluorescent									
Fluorescent 20% 2038 ** 10 \$41,100									
Fluorescent 20% 2038 ** 10 \$41,100	Fluorescent				10	\$133,500			
Fluorescent 20% 2038 ** 10 \$41,100 T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building Fluorescent 10% 2038 ** 10 \$20,500 T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% LED 5% 2038 ** Egress Lighting Emergency, Service 60% 2038 ** 1 Exit, LED 10% 2061 ** 1 Exit, Service 20% 2038 ** 1 Exit, Service 10% 2028 \$9,900 1 Exterior Lighting HID 15% 2038 ** 10 LED 15% 2038 ** 10 LED 15% 2038 ** 10 LED 15% 2038 ** No Component 70% Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 ** 1-3 \$27,600 Salamon Security System Generic, Digital 20% 2038 ** 1-3 \$27,600 Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon Salamon		-		ed : 100%					
Fluorescent T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building		Location : Throughout The Bu	ıilding						
Fluorescent 10% 2038 ** 10 \$20,500	Fluorescent	20%	2038	* *	10	\$41,100			
Fluorescent 10% 2038 ** 10 \$20,500		T-8 Lamps And Fixtures, Extent	: Light, Area Affecte	ed : 100%					
LED 5% 2038 * *		Location : Throughout The Bi	iilding						
LED 5% 2038 **	Fluorescent	10%	2038	* *	10	\$20,500			
LED 5% 2038 **		* '',							
Egress Lighting Emergency, Service 60% 2038 * * 1		Location : Throughout The Bi	ıilding						
Egress Lighting Emergency, Service 60% 2038 * * 1 Exit, LED 10% 2061 * * 1 Exit, Service 20% 2038 * * 1 Exit, Service 10% 2028 \$9,900 1 Exterior Lighting HID 15% 2038 * * 10 \$100 LED 15% 2038 * * No Component 70%	LED	5%	2038	* *					
Emergency, Service	Egress Lighting								
Exit, LED 10% 2061 ** 1 Exit, Service 20% 2038 ** 1 Exit, Service 10% 2028 \$9,900 1 Exterior Lighting HID 15% 2038 ** 10 \$100 LED 15% 2038 ** No Component 70% Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 ** 1-3 \$27,600		60%	2038	* *	1				
Exit, Service 10% 2028 \$9,900 1 Exterior Lighting HID 15% 2038 ** 10 \$100 LED 15% 2038 ** No Component 70% Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 * * 1-3 \$27,600	<u> </u>	10%	2061	* *	1				
Exterior Lighting HID 15% 2038 ** 10 \$100 LED 15% 2038 ** No Component 70% Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 ** 1-3 \$27,600	Exit, Service	20%	2038	* *	1				
HID 15% 2038 ** 10 \$100 LED 15% 2038 ** No Component 70% Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 ** 1-3 \$27,600	Exit, Service	10%	2028	\$9,900	1				
LED No Component 15% 70% 2038 ** Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog Generic, Digital 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital \$113,800 2038 ** 1-3 \$27,600	Exterior Lighting								
No Component 70% Alarm Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 ** 1-3 \$27,600		15%	2038	* *	10	\$100			
Security System Security System Generic 100% 2033 \$429,900 1 \$83,700	LED	15%	2038	* *					
Security System Generic 100% 2033 \$429,900 1 \$83,700 Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 * * 1-3 \$27,600	No Component	70%							
Ceneric 100% 2033 \$429,900 1 \$83,700									
Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout The Building Explanation: Cameras Fire/Smoke Detection Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 ** 1-3 \$27,600	Security System								
Location : Throughout The Building Explanation : Cameras Fire/Smoke Detection Ceneric, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 * * 1-3 \$27,600	Generic				1	\$83,700			
Explanation : Cameras Fire/Smoke Detection 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 * * 1-3 \$27,600			00	0%					
Fire/Smoke Detection 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 * * 1-3 \$27,600		e	ıilding						
Generic, Analog 80% 2028 \$472,600 1-3 \$113,800 Generic, Digital 20% 2038 * * 1-3 \$27,600		Explanation : Cameras							
Generic, Digital 20% 2038 ** 1-3 \$27,600									
Ocheric, Digital 2070 2030 1-3 \$27,000	_			•					
	Generic, Digital	20%	2038	* *	1-3	\$27,600			
Mechanical Current Repair Future Replacement Maintenance									

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	98%	2033	\$71,800	1		
Electricity	2%	2043	* *	1		
•	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location : Roof					
	Explanation : Electric Heat In Air Ha	ndling U	nits Serving 7th An	d 8th Flo	oors	

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

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

Asset #: 70

/lechanical	Current Repair		Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment Pres. Reducing Valve/LP Steam	15%			2036	* *	5	\$2,000	
		ervation, E : Basemen	xtent : N/A, Area A	ffected :	100%			
				Station F	or Third Floor Sim	ulation I	Init	
Pres. Reducing Valve/LP	85%			2029	\$117,200	5	\$11,300	
Steam	0570			202)	Ψ117,200	5	Ψ11,500	
Distribution								
Hot Wtr Piping/Pump	60%			2032	\$300,500	4	\$6,600	
Hot Wtr Piping/Pump	10%			2041	* *	4	\$1,700	
Central Plant Steam Piping/Pmp	20%	0-2	\$25,800	2033	\$1,288,100	4	\$2,200	
			Extent : Light, Area at Mechanical Room		d : 100%			
Central Plant Steam Piping/Pmp	10%			2043	* *	4	\$1,100	
Terminal Devices Air Handler	15%			2028	ΦC4C 500	1	# 2 0.000	
	Other Obs	: Roof	xtent : N/A, Area A ir Conditioning		\$646,500 100%	1	\$20,800	
Convector/Radiator	85%			2031	\$1,591,900	1	\$61,500	
Controls	0070				ψ1,001,000		\$01,000	
Electrical	40%			2026	\$509,300			
Pneumatic	60%			2027	\$2,655,900			
r Conditioning								
Energy Source								
Electricity	100%			2032	\$629,400	1		
Conversion Equipment	50 /			2027	عاد ماد		010 100	
Centrifugal, Elec Chiller	5%	omiati F	Interest . N/A A	2036	**	1	\$12,100	
			xtent : N/A, Area A	ffected :	100%			
			e By Parking Lot					
		ion : serve	s Telecommunicati		* *	1	Φ2 C 400	
Centrifugal, Elec Chiller	15%	F		2036		1	\$36,400	
			xtent : N/A, Area A Floor Roof	jjeciea :	100%			
			s Third Floor Simi	lation L	ahoratorias			
	<u>Explanal</u> 5%	ion . Berve	S THUR I WOU SIMU	2033				
Split Unit	370			2033	\$271,900 \$650,700	1		
Split Unit Window/Wall Unit	750/				φυσυ,/υυ	1		
Window/Wall Unit	75%			2020				
Window/Wall Unit Distribution					**	4	\$3,300	
Window/Wall Unit	75% 30%			2043	* *	4	\$3,300	

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

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

Asset #: 70

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Terminal Devices									
Air Handler/Cool/Ht	30%			2028	\$1,333,200	1	\$41,600		
No Component	70%								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	\$2,941,600	1			
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2033	\$45,900	4	\$7,100		
Sewage Ejector(s)									
Electric	100%			2033	\$119,900	4	\$13,400		
Backflow Preventer									
Generic	100%	0-2	\$10,200	2028	\$102,300	1	\$12,300		
			Extent : Severe, Ared	a Affecte	d : 100%				
		: Basemer							
	Explanai	tion : Valve	es Rusting With Lea	ky Packi	ng Glands.				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%				
	Location	: Basemer	าt To 8th Floor						
	Explanat	tion : 4 Un	its						
Fire Suppression									
Standpipe									
Generic	100%			2043	* *	1-5	\$117,100		
Sprinkler									
No Component	60%								
Generic	40%			2043	* *	1-2	\$25,100		

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

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

Page: 30

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 16-Dec-2021 Landmark Status : NONE

Areas Surveyed : **Basement, Roof, Floors 1,12,13,14,16,21,22,23**

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$17,500,000	\$1,752,200
Interior Architecture	\$41,397,600	\$69,102,100
Electrical	\$5,730,900	\$9,767,600
Mechanical	\$93,247,600	\$50,298,000
Site Pavements	\$239,500	
Total	\$158,115,700	\$130,920,000
Importance Code A	\$17,500,000	\$2,099,900
Importance Code B	\$134,102,500	\$127,410,800
Importance Code C	\$6,513,200	\$1,409,200
Total	\$158,115,700	\$130,920,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,600			
Interior Architecture		\$59,900		\$44,900
Electrical	\$273,200	\$266,500	\$292,200	\$285,100
Mechanical	\$267,400	\$464,600	\$934,400	\$471,100
Site Enclosure	\$22,700			
Site Pavements	\$77,200			
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
Total	\$1,180,500	\$1,290,300	\$1,726,000	\$1,300,500
Importance Code A	\$42,200	\$48,100	\$1,600	\$5,500
Importance Code B	\$1,078,000	\$1,242,200	\$1,724,400	\$1,295,000
Importance Code C	\$60,400			
Total	\$1,180,500	\$1,290,300	\$1,726,000	\$1,300,500



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

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

Asset #: 73

rchitecture	Current F	Current Repair Future Replacement Maintenance					
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls		****			_		
Masonry: Brick	3% 0-2 Diagonal Cracks, Ex. Location : Penthous Joint Mortar Miss/Er Location : Penthous	se od, Extent : Moder			5	\$12,200	
Metal Panel	2% Now Corrosion/Rusting, E. Location: Old Eme Deformed/Dented, Ex Location: Old Eme Deteriorated Finish, Location: Old Eme	rgency Entrance, N stent : Moderate, A rgency Entrance, N Extent : Light, Ared	North Sid rea Affec North Sid a Affected	e ted : 5% d : 50%	5	\$15,200	
Pre-Cast Concrete	93% Now Cracking/Crumbling, Location: Front En Expansion Joint Failt Location: Through Caulking Deteriorate Location: Through Water Penetration, E. Location: Through	trance Columns are, Extent : Moder out d, Extent : Modera out xtent : Light, Area .	rate, Area	a Affected : 40% Affected : 60%	5	\$1,226,800	
Window Wall	2% Now Corrosion/Rusting, E. Location: Old Eme Water Penetration, E. Location: Old Eme	\$12,600 xtent : Moderate, A rgency Entrance, N xtent : Moderate, A	North Sid Irea Affec	e cted : 5%	5	\$15,200	
Windows							
Aluminum	73% Now Air Infiltration, Exten Location: Through Corrosion/Rusting, E. Location: Various I Deformed/Dented, Ex Location: Base Fla Hardware Missing, E Location: Various I Unit Inoperable, Exte Location: Various I Water Penetration, E: Location: Various I Weather Strip Missing Location: Various I	out Extent: Moderate, A Locations Through Etent: Moderate, A Shing Throughout Extent: Moderate, A Locations Through Extent: Moderate, Are Locations Through Extent: Moderate, A Locations Through Extent: Moderate, A Locations Through Extent: Moderate, A Extent: Moderate	Area Affected Affecte	cted : 75% eted : 15% cted : 10% d : 40% cted : 25%	5	\$226,700	
.1 .		Locations I hrough		راء بالم		Φ1 CE E00	
Aluminum	27%		2058	* *	5	\$167,700	

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

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

Asset #: 73

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
kterior					
Parapets	00/ 31	20.46	-	Φ2.200	
Metal Rail	2% Now \$2,100 Corrosion/Rusting, Extent : Moderate, A Location : Throughout	2046 ** Area Affected : 10%	5	\$2,200	
Pre-Cast Concrete	98% 0-2 \$62,600 Cracking/Crumbling, Extent : Light, Are Location : Four Corners At Upper Roc		5	\$94,800	
Roof					
IRMA/Protected Membrane	75% Now \$1,638,900	2041 **			
	Broken/Missing Elements, Extent : Mod Location : Various Locations Through	out			
	Broken Paver Blocks, Extent: Moderate Location: Various Locations Through	out			
	Miss/Damaged Flashings, Extent: Mod Location: Throughout				
	Vegetation Growth, Extent : Light, Area Location : Various Areas Throughout	Between Concrete Pavers			
	Water Penetration, Extent: Moderate, A Location: Various Locations Through	**			
Modified Bitumen	5% 2-4 \$2,000 Ponding, Extent: Moderate, Area Affect Location: Various Locations	2041 ** ted:5%			
Skylight, Metal/Glass	5% Now \$519,000 Water Penetration, Extent: Moderate, A Location: Throughout Other Observation, Extent: Light, Area Location: Throughout Explanation: 4 Units				
Traffic Topping	15% Now \$23,900 Cracking/Crumbling, Extent: Light, Are Location: Throughout	2038 ** ea Affected : 10%			
	Drains Clogged, Extent : Moderate, Are Location : Throughout	ea Affected : 5%			
	Ponding, Extent : Moderate, Area Affect Location : Throughout	ted : 10%			
	Worn/Eroded, Extent : Moderate, Area A Location : Basketball Court	Affected : 50%			
Soffits	1000/ 35		_		
Pre-Cast Concrete	100% Now \$442,700 Cracking/Crumbling, Extent: Moderate Location: Throughout	LIFE ** e, Area Affected : 5%	5	\$120,100	
	Spalling, Extent : Moderate, Area Affect Location : Throughout	ted : 5%			
	Water Penetration, Extent : Moderate, A Location : Throughout	Area Affected : 5%			

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

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

Asset #: 73

Architecture	Current Repair Future Replacement			Ma			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	5%		2029	\$2,165,400	3	\$179,600	
Cast in Place Concrete	10% 0-2 Horizontal Cracks, Ex Location: Througho Paint Peeling, Extent Location: Througho	tent : Light, Area Afj ut Basement And Pe · Light, Area Affected	nthouse d : 15%	**	5	\$523,900	
Ceramic Tile	5% 0-2 Cracking/Crumbling, Location: Througho	Extent : Light, Area	2042 Affected	* *	5	\$59,900	
Sheet Vinyl/Rubber	40% 0-2 Punct/Tear/Impact Da Location: Througho Seams Open/Split, Ext Location: Througho Worn/Eroded, Extent: Location: Througho	mage, Extent : Light ut ent : Light, Area Affo ut Moderate, Area Affo	ected : 1	0%	5	\$718,500	
Slate	3% Other Observation, Ex Location: Lobby Explanation: Grout	tent : Light, Area Af	LIFE fected :	**	5	\$76,300	
Terrazzo	20% Other Observation, Ex Location: 16th Floo Explanation: This T	tent : N/A, Area Affe r			5 erial	\$374,200	
Vinyl Tile	15% Now	\$2,029,400	2038	* *	3	\$134,700	
	Broken/Missing Eleme Location: Througho Cracking/Crumbling, Location: Througho Misaligned/Bulging, E Location: Througho Patching Evident, Exte Location: Througho Worn/Eroded, Extent: Location: Various L	nts, Extent : Modera ut Extent : Moderate, A ut Extent : Moderate, Ar ut ent : Light, Area Affe ut Moderate, Area Affe	ate, Area Irea Affe rea Affec ected : 10	cted : 10% ted : 5%			
Wood	2% 0-2 Deflection Evident, Ex Location: Past Warp Other Observation, Ex Location: Indoor In Explanation: Refers	tent : Moderate, Are ping From Possible tent : Light, Area Af mate/ Psychiatric Bo	Water In. fected :	strustion 100%	5	\$44,900	

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

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

Asset #: 73

Architecture		Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2042	* *	5	\$152,700		
Concrete Masonry Unit	10%	Now	\$5,869,700	LIFE	* *	5	\$122,100		
	-		tent : Light, Area A np Room In Basem		75%				
	Effloresce	nce, Extent	: Moderate, Area	Affected .	5%				
	Location	: Gym-21s	st Floor <mark>-</mark> Past Wate	r Intrusi	on				
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : Penthouse, Water Tank Room								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
			out Basement, Pen	00		Room, Sta	ir Towers		
Glass: Single Pane	5%			LIFE	* *	5	\$114,500		
Gypsum Board	15%	Now	\$327,700	LIFE	* *	5	\$274,800		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%				
	Location	: Through	out Basement And	Cafeterio	i				
Plaster	63%			LIFE	* *	5	\$577,100		
Wood	2%			LIFE	* *	5	\$244,300		

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

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

Asset #: 73

Architecture	Current I	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings					_		
AcousTile,Adhered	25% 0-2 Cracking/Crumbling, Location: Through		2053 rea Affect	* * ted : 100%	5	\$299,400	
Acous TileSusp.Lay-In	5% Other Observation, E Location : Elevator Explanation : Locat	Lobby And Corrid		**	5	\$119,700	
Exposed Struc: Concrete	E 5% Now Cracking/Crumbling, Location : Bulkhead Exposed Reinforceme Location : Bulkhead	d, Loading Dock ent, Extent : Moder			5	\$18,700	
Exposed Struc: Steel	5% Now Corrosion/Rusting, E Location : Penthou		LIFE Area Affec	* * cted : 10%			
Gypsum Board	20% Now Cracking/Crumbling, Location: Through Water Penetration, E. Location: Through	out xtent : Light, Area			5	\$598,700	
Metal Panel	20% 0-2 Broken/Missing Elem Location: Basemer Deformed/Dented, Ex Location: Through	nt Corridor xtent : Moderate, A			5	\$598,700	
Plaster	20% Now Cracking/Crumbling, Location: Through Staining/Discoloring, Location: 23rd Flo Water Penetration, E. Location: Through	out . Extent : Moderate or, Lobby, Library xtent : Light, Area	е, Area A <u>f</u>	fected : 5%	5	\$299,400	
Site Enclosure							
Fence/Gates			• • • •				
Chain Link	75%		2043	* *			
Iron Picket	25%		2053	**			
Free Standing Walls Cast in Place Concrete	100% Now Cracking/Crumbling, Location: Walls Al			* * Fected : 10%			

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

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

Asset #: 73

Current I	Current Repair		Future Replacement		Maintenance	
% of Fail Date Estimated Cost Year Estimated C Total (Years) FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Location : Various A Misaligned/Bulging,	Extent : Moderate Locations Extent : Moderate,					
Cracking/Crumbling,	0					
Cracking/Crumbling,	Extent : Light, Are	2046 ea Affecte				
		2036 , Area A <u>f</u>	* * Gected : 75%			
Cracking/Crumbling, Location: South Sid Ponding, Extent: Mo Location: Loading Other Observation, E Location: Loading	de Of Building derate, Area Affect Dock Extent : Severe, Ared Dock	ed : 10%	6			
	% of Fail Date Total (Years) 100% 2-4 Cracking/Crumbling, Location: Various Misaligned/Bulging, Location: East Side 100% Now Cracking/Crumbling, Location: Through 50% 0-2 Cracking/Crumbling, Location: Through 100% Now Cracking/Crumbling, Location: Through 100% 4+ Cracking/Crumbling, Location: South Side 100% Side 100% Side 100% Cracking Crumbling, Location: Location: Location Location: Location Location Location: Location Location: Location Location: Locatio	% of Fail Date Estimated Cost Total (Years) 100% 2-4 \$18,100 Cracking/Crumbling, Extent: Moderate Location: Various Locations Misaligned/Bulging, Extent: Moderate, Location: East Side Of Building 100% Now \$21,500 Cracking/Crumbling, Extent: Light, Are Location: Throughout 50% 0-2 \$12,000 Cracking/Crumbling, Extent: Light, Are Location: Throughout 50% Now \$239,500 Cracking/Crumbling, Extent: Moderate Location: Throughout 100% 4+ \$43,800 Cracking/Crumbling, Extent: Light, Are Location: South Side Of Building Ponding, Extent: Moderate, Area Affect Location: Loading Dock Other Observation, Extent: Severe, Area Location: Loading Dock	% of Fail Date Estimated Cost Total (Years) 100% 2-4 \$18,100 2068 Cracking/Crumbling, Extent: Moderate, Area Afficial Location: Various Locations Misaligned/Bulging, Extent: Moderate, Area Afficial Location: East Side Of Building 100% Now \$21,500 2046 Cracking/Crumbling, Extent: Light, Area Affected Location: Throughout 50% 0-2 \$12,000 2046 Cracking/Crumbling, Extent: Light, Area Affected Location: Throughout 50% Now \$239,500 2036 Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout 100% 4+ \$43,800 2042 Cracking/Crumbling, Extent: Light, Area Affected Location: South Side Of Building Ponding, Extent: Moderate, Area Affected Location: Loading Dock Other Observation, Extent: Severe, Area Affected Location: Loading Dock	Year Estimated Cost Total (Years) Year FY Estimated Cost Total (Years) Year FY Estimated Cost Total (Years) Year FY Estimated Cost FY FY	Year Estimated Cost Year Estimated Cost Cycle Total Years Estimated Cost Cycle Total Years Estimated Cost Cycle Years State Years Ye	% of Total Cycars Stimated Cost Year Estimated Cost Cycle (Yrs)

Electrical	Current Repair	t Repair Future Replacen			nent Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2053	* *	5	\$7,900			
	Other Observation, Extent: N/A, Area A	ffected: 100%	ó					
	Location: 13th Floor Electrical Room							
	Explanation : Five 4,000 Ampere Main	n Disconnect S	witches					
Transformers								
Dry Type	100%	2046	* *	5	\$5,600			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room On Each Floor							
	Explanation : Two 300 Kilovolt-amper Kilovolt-ampere And One 45 Kilovolt- Closet Per Floor							

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

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

Asset #: 73

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2053	* *	5	\$5,900	
Molded Case Bkrs	25%			2053	* *	5	\$10,000	
Raceway	100/			2046	* *			
Busway	10%			2046		1		
Conduit	50%			2033	\$933,900	1		
Conduit	25%			2053	**	1		
Conduit	15%			2053	* *	1		
Panelboards	50/			2022	#00.000	-	¢1.700	
Fused Disc Sw	5%			2032	\$99,000 * *	5	\$1,700	
Fused Disc Sw Molded Case Bkrs	5%			2049	* *	5	\$1,700	
Molded Case Bkrs	25%			2049		5	\$10,000	
	65%			2032	\$1,286,600	5	\$26,000	
Wiring Braided Cloth	50%	2-4	\$1,390,200	2058	* *	1		
Braided Cloth			\$1,390,200 ent : Moderate, Are			1		
		-	m . Moderdie, Are out The Building	и Ајјесте	a. 10070			
D		. Inrougn	out The Buttaing	2021	Ø120.000	1		
Busway	5%			2031	\$139,000	1		
Thermoplastic	20%			2033	\$556,100 * *	1		
Thermoplastic	25%			2053		1		
Motor Controllers	250/			2031		5	\$2.600	
Locally Mounted Locally Mounted	25% 10%			2031	* *	5 5	\$2,600	
Motor Control Center	55%			2040		5	\$1,000 \$22,800	
Variable Frequency	33% 10%	4+	\$71,400	2031	\$1,964,400 * *	3	\$22,800	
Drive	1070	41	\$71,400	2040				
Direc	Mech. Mis	operation,	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Through	out					
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$11,200	
Generic	50%			LIFE	* *	5	\$11,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	\$467,800	
			Extent : N/A, Area A					
			or Electrical Room		ectrical Closets			
	Explana	tion : 33 U	nits With Different	Ratings				
Generators	200/			2042	* *	1	¢117 000	
Diesel	20%	amation L	Extent : N/A, Area A			1	\$117,800	
			or Room - 13th Flo		10070			
				O1				
D: 1		uon . One (600 Kilowatts	2042	* *	1	Φ471 000	
Diesel	80%		Sutant N/4 4	2042		1	\$471,000	
			Extent : N/A, Area A or Generator Roon		00%			
				ı				
	Ехріапа	uon : Four	750 Kilowatt					

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

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

Asset #: 73

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	80%	2027	\$2,000	5	\$45,100	
	Other Observation, Extent : N/A, Area		100%			
	Location: Generator Room - 13th F					
	Explanation: Generator Room - 13t					
Lead/Acid	20%	2027	\$500	5	\$11,300	
Fuel Storage				_		
Day Tank	30%	2049	**	5		
	Other Observation, Extent: N/A, Area		100%			
	Location: Generator Room - 13th F					
	Explanation: One 250 Gallon Per C					
Day Tank	10%	2049	**	5		
	Other Observation, Extent: N/A, Area		100%			
	Location: Generator Room - 13th F	loor				
	Explanation: One 250 Gallon					
Underground Storage	60%	LIFE	* *	5		
	Other Observation, Extent : N/A, Area	a Affected: 1	100%			
	Location : South Lot	_				
	Explanation: Shared With Building	Z				
Lighting						
Interior Lighting Fluorescent	40%	2038	* *	10	\$587,000	
Fluorescent	T-8 Lamps And Fixtures, Extent: Ligh			10	\$387,000	
	Location: Throughout The Building		cieu . 10070			
Fluorescent	5%	2038	* *	10	\$73,400	
11001000111	Compact Fluorescent Light, Extent : 1		Iffected : 100%	10	Ψ, ε, ι σ σ	
	Location : Throughout The Building	-	55			
HID	5%	2033	\$968,700	10	\$2,600	
IIIB	Other Observation, Extent : N/A, Area			10	Ψ2,000	
	Location: 21st And 22nd Floors	33				
	Explanation: Gymnasiums					
LED	50%	2038	* *			
Egress Lighting		_000				
Emergency, Service	60%	2038	* *	1		
Exit, LED	15%	2048	* *	1		
Exit, Service	25%	2033	\$176,400	1		
Exterior Lighting			*			
HID	10%	2033	\$725,400	10	\$500	
	Other Observation, Extent : N/A, Area				•	
	Location : Around The Perimeter					
	Explanation: Recessed And Wall Mo	ounted				
LED	20%	2038	* *			
No Component	70%					
ightning Protection						

Lightning Protection

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

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

Asset #: 73

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection						
Arresters/Cabling						
No Component	98%					
Generic	2%	2061	* *	5		
	Other Observation, Extent : N/A	A, Area Affected : .	100%			
	Location: Roof					
	Explanation: Dry Cooler					
Alarm						
Security System						
Generic	100%	2033	\$2,918,300	1	\$567,800	
	Other Observation, Extent: N/A	A, Area Affected :	100%			
	Location : Throughout The B	iilding				
	Explanation: Cameras					
Fire/Smoke Detection	_					
Generic, Analog	90%	2028	\$3,608,900	1-3	\$868,800	
Generic, Digital	10%	2038	* *	1-3	\$93,700	

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	98%		2043	* *	1		
Electricity	2%		2043	* *	1		
(Other Observation, Ex	tent : Light, Area	4ffected	: 10%			
	Location: Througho	ut					
	Explanation: Unreli	able Operation					
Conversion Equipment							
Hot Water Boiler	2%		2031	\$347,700	1	\$15,800	
(On Extended Life, Ext	ent : Moderate, Ar	ea Affec	ted : 100%			
	Location: 13th Floo	r					
(Other Observation, Ex	tent : N/A, Area A	ffected :	100%			
	Location: 13th Floo	r	-				
	Explanation: 4 Hot	Water Boilers For	Emerge	ncy Use			
Pres. Reducing Valve/LP Steam	98%		2036	* *	5	\$93,100	
(Other Observation, Ex	etent : N/A, Area A	ffected :	100%			
	Location : Basement	, 13th Floor, 22nd	Floor				
	Explanation: 2 In Be	asement, 3 On 13ti	h Floor.	2 On 22nd Floor			

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

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

Asset #: 73

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Distribution (P	700 /	3.7	#15 0.000	2022	#1 5 00 000		#20.400			
Hot Wtr Piping/Pump		Now	\$178,900	2032	\$1,788,800	4	\$39,400			
		_	Extent : Severe, Ar			F1 4	122 151			
	Location : Hot Water Piping And Steam Piping In Basement, 13th Floor And 22nd Floor On Extended Life, Extent : Moderate, Area Affected : 75%									
		v	tent : Moderate, Ar nt, 13th Floor, 22nd		iea : 75%					
Steam Piping/Pump		Now	\$655,100	2033	\$6,550,500					
		: Basemer	loderate, Area Affec at	rtea : 15)	∕⁄o					
			Extent : Moderate,	Area Aff	fected : 50%					
		_	nt, 13th Floor And 2							
	On Extend	ed Life, Ex	tent : Moderate, Ar	ea Affec	ted : 75%					
	Location	: Basemer	nt, 13th Floor And 2	22nd Flo	or					
Terminal Devices										
Air Handler	70%	0-2	\$1,077,600	2028	\$21,551,200	1	\$623,400			
			tent : Severe, Area							
			or - Air Handlers A			^f e Cycle I	Rating			
			Extent : Severe, Ared or Mechanical Equ							
	Explanat	tion : Deter	riorating Pipe Insul	ation, D	eteriorating Coolii	ng And H	eating Coil			
Air Handler	10%			2038	* *	1	\$99,000			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%					
	Location	: 13th Flo	or							
	Explanat	tion : Oper	ating Room Units							
Convector/Radiator	10%			2038	* *	1	\$51,700			
Fan Coil Unit/Heat	10%			2033	\$4,056,300	1	\$51,700			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout									
	Explanat	ion : Dual	Temperature Induc	tion Uni	ts Observed					
Controls										
Digital	25%			2028	\$11,161,900					
Pneumatic	75%			2027	\$22,533,300					
	Maintenance Required, Extent: Moderate, Area Affected: 30%									
	Location	: 13th Flo	or And Basement							
Air Conditioning										
Energy Source	2.50/			20.45	ale ale					
District Chilled Water	25%			2043	* *	1				
Electricity	75%			2041	* *	1				

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

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

Asset #: 73

l echanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller		0-2	\$3,335,700	2029	\$16,678,600	1	\$779,200	
	-	_	nt : Moderate, Area	Affected	d: 20%			
	Location:		or Extent : Light, Area	Affaataa	1 . 1000/			
	Location:	_	-	Ајјестес	1.100/0			
		Other Observation, Extent : N/A, Area Affected : 75%						
	Location:		•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Explanatio	n : 3 Elec	ctric Chillers					
Centrifugal, Elec Chiller				2042	* *	1	\$259,700	
		vation, E.	xtent : N/A, Area Ą	ffected :	100%			
	Location:	Roof						
	Explanatio	n : 2 Uni	ts For The Operati	ng Roon	ıs			
Centrifugal,Compressor Turbine	20%			2029	\$2,544,600	1	\$346,300	
	R-134a Refr Location :		Extent : Light, Area or	Affected	l : 100%			
	Other Obser Location:		xtent : Light, Area or	Affected	: 25%			
			ım Driven Chiller					
Interior Pkg Unit -	5%			2031	\$1,293,700	2	\$4,900	
Cooling					+ , ,		, ,,, ,,	
Split Unit	10%			2038	* *			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location:	-						
	Explanatio	n : For C	Computer Rooms					
Distribution CW & CHW Wtr	90%	0-2	\$119,000	2033	\$2,380,900	4	\$71,000	
Pipe/Pump								
		Corroded, Extent : Severe, Area Affected : 10%						
	Location:	22nd Flo	or					
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	\$11,800	
			xtent : N/A, Area A	ffected :	100%			
	Location:							
	Explanatio	n : For C	perating Rooms					
Terminal Devices	200/			2020	ΦΩ 522 402		#20 < 000	
Air Handler/Cool/Ht Induction Unit	30%			2028	\$9,523,400	1	\$296,800	
Induction Unit	70%			2028	\$6,186,500	1	\$361,700	

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

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

Asset #: 73

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	97% Now Leak Evident, Exten Location : Roof	\$4,007,900 t : Severe, Area Affe	2031 ected : 509	\$8,015,800	2	\$1,249,600		
	On Extended Life, E Location: Cooling Other Observation, Location: Roof Explanation: 8 U.	g Towers On Roof A. Extent : N/A, Area A	re Approa	ching End Of The	ir Useful	Life Cycle		
Water Cooling Tower	3%		2038	* *	2	\$48,300		
water cooling rower	Recent Installation, Location: 22nd F			100%	2	ψτο,300		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$892,200		
Exhaust Fans								
Interior	60%		2028	\$4,353,600	2	\$29,400		
	On Extended Life, E Location : 22nd F	Extent : Light, Area A loor - Exhaust Fans			ife Cycle	Rating		
Interior	40%		2038	* *	2	\$19,600		
Plumbing								
H/C Water Piping								
Brass/Copper	75%		2043	* *	1			
Galvanized Steel	25%		2031	\$5,221,500	1			
	On Extended Life, E Location : Roof - I Cycle	Extent : Moderate, A. Domestic Water Stor			End Of	Their Useful Life		
Water Heater With Tanks	•							
Electric	4%		2031	\$1,000	4			
	Other Observation, Location : 12th Fl	oor	Affected :	100%				
	Explanation: Kitc	then 28 Gallons						
No Component	96%							
HW Heat Exchanger								
Steam Fired	100%		2043	* *	4	\$158,200		
Sanitary Piping	1000/ 0.2	Ø1 020 400	LIDE	ملتد رائ	1			
Cast Iron	100% 0-2	\$1,030,400	LIFE	**	1			
	Blockage /Clogged, Location : Baseme		ea Affecte	a : 100%				
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
	10070		LILE		1			
Sump Pump(s) Non-Submersible	100%		2033	\$311,200	4	\$48,200		
Sewage Ejector(s)	10070		2000	Ψ311,200	•	ψ10,200		
Compressed Air	100%		2033	\$502,700	4	\$23,000		
Backflow Preventer	1000		_000	ψυσ <u>υ, 100</u>	•	\$23,000		
Generic	100%		2038	* *	1	\$98,000		
						+- 3,000		

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

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

Asset #: 73

Mechanical	Current F	Repair	Future R	eplacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing									
Fixtures									
Generic	100%								
Vertical Transport Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, E	xtent : Light, Area	Affected: 10	00%					
	Location : 2- Groun Basement To Fl 22, Basement To Fl 21 Explanation : Eleva	2- Fl 18 To Fl 23,	1- Basemer	nt To Fl 23, 5-1		,			
Fire Suppression									
Standpipe									
Generic	100% Now Corroded, Extent : Se Location : Stairwell		2063 l : 80%	**	1-5	\$567,700			
Sprinkler									
No Component	35%								
Generic	65%		2053	* *	1-2	\$291,300			
Fire Pump									
Generic	100%		2042	* *	1	\$298,800			
	Corroded, Extent : M Location : Basemen								
Chemical System									
Generic	100%		2028	\$16,700	1-3	\$80,900			
	Other Observation, E	xtent : Light, Area	Affected : 10	00%					
	Location: 11, 13 And 14th Floors								
	Explanation : Carbo Rooms And At Stord			on System At Ch	nemical S	Storage Tank			

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : BELLEVUE HOSPITAL BLDG I - K Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 09-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$264,200	\$73,200
Interior Architecture	\$2,249,300	\$106,400
Electrical	\$65,900	\$45,400
Mechanical	\$612,800	\$533,000
Total	\$3,192,300	\$758,000
Importance Code A	\$264,200	\$73,200
Importance Code B	\$2,562,000	\$684,800
Importance Code C	\$366,000	
Total	\$3,192,300	\$758,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$72,100			\$21,000
Interior Architecture	\$45,200			
Electrical	\$2,800	\$2,400	\$2,300	\$25,800
Mechanical	\$11,100	\$5,500	\$1,000	\$12,200
Total	\$131,200	\$7,900	\$3,400	\$59,000
Importance Code A	\$72,100			\$21,000
Importance Code B	\$13,900	\$7,900	\$3,400	\$38,000
Importance Code C	\$45,200			
Total	\$131,200	\$7,900	\$3,400	\$59,000



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

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

Asset #: 74

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$48,900	LIFE	* *	5	\$29,000	
			Extent: Light, Are		ed : 10%			
		0	out Small Courtya		1.00			
			od, Extent : Moder		a Affected : 20%			
			out Small Courtyai					
Metal Panel	5%	l		2043	* *	5-10	\$10,500	
Windows			***			_	****	
Aluminum	50%		\$12,600	2058	**	5	\$100	
	_		ent : Moderate, Are	a Affecte	ed : 100%			
		n : Through						
Wood		Now	\$10,600	2058	**	5	\$1,300	
	_		ent : Severe, Area A	ffected :	100%			
	Location	n : Through	out					
Parapets	-0.4			2012	ate ate	_	42.000	
Metal Panel	5%			2043	* *	5	\$3,000	
Metal: Cage/Fence	95%	l		2038	* *	5-10	\$113,000	
Roof	400/	NI	¢100.200	20.42	* *			
Built-Up (BUR)		Now	\$198,300 Extent : Severe, Are	2043				
	-		xieni : severe, Are t Portion Of Roof	а Ајјесте	a : 30%			
			xtent : Moderate, A	lvaa Affa	etad : 100%			
		n : Through		пеи лује	cieu . 100/0			
M- 4:6:- 1 D:4	40%		<i></i>	2029	* *	10	¢17,700	
Modified Bitumen	20%			2038 2033		10 10	\$16,600 \$13,800	
Traffic Topping			Extent : N/A, Area A		\$73,200	10	\$13,800	
		n : Through		ујестеи .	100/0			
		_	oui e Roadway Above I	Interior S	Snace			
terior	Ехрини	iion . Heliv	e Rodaway 2100ve 1	interior E	рисс			
Floors								
Cast in Place Concrete	100%	Now	\$423,000	LIFE	* *	5	\$106,400	
	Horizonta	ıl Cracks, E	xtent : Moderate, A	1rea Affe	cted : 75%		. ,	
	Location	n : Various .	Locations Through	out				
Interior Walls								
Concrete Masonry Unit	20%	Now	\$45,200	LIFE	* *	5	\$1,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	n : Through	out					
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 5%			
	Location	n : Through	out					
Masonry: Brick	80%	Now	\$366,000	LIFE	* *			
-	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	n : Various .	Locations Through	out				
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 75%			
	Location	n : Various .	Locations Through	out				

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

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

Asset #: 74

Architecture	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority						
Interior										
Ceilings										
Masonry: Infill Arch	100% Now \$1,460,200	LIFE **								
•	Broken/Missing Elements, Extent: Mode	erate, Area Affected : 50%								
	Location : Throughout									
	Loose/Delam Surface, Extent : Moderate, Area Affected : 45%									
	Location: Throughout									
	Water Penetration, Extent: Moderate, Area Affected: 20%									
	Location: Throughout	55								
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : Throughout									
	Explanation : Terracotta Masonry									
Site Enclosure	•									

2053

2046

* *

Electrical	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2043	* *	1		
Panelboards							
Fused Disc Sw	10%		2049	* *	5	\$100	
Molded Case Bkrs	90%		2049	* *	5	\$600	
Wiring							
Thermoplastic	100%		2053	* *	1		
Motor Controllers							
Locally Mounted	50%		2038	* *	5	\$100	
Locally Mounted	50%		2031	\$45,400	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	100%		2038	* *	10	\$22,900	
	T-8 Lamps And	d Fixtures, Extent : Light,	Area Aff	ected : 100%			
	Location: T	hroughout					
Egress Lighting							
Emergency, Service	60%		2038	* *	1		
Exit, Service	40%		2038	* *	1		
Exterior Lighting							
HID	30%		2038	* *	10		
No Component	70%						
Alarm							
Security System							
Generic	100%		2038	* *	1	\$9,300	

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.

100%

100%

Fence/Gates

Site Pavements

Chain Link

On-Site Walkways

Cast in Place Concrete

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

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

Asset #: 74

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm Fire/Smoke Detection						
Generic, Analog	100%	2028	\$65,900	1-3	\$15,900	

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
leating								
Energy Source								
Utility Steam	100%			2033	\$8,200	1		
			Extent : N/A, Area A	ffected :	100%			
		n : First Flo		TT. 1 . 0				
<u> </u>	Explana	tion : Entry	Point Of Campus	Wide Ser	vice			
Conversion Equipment Pres. Reducing Valve/LP	100%			2029	\$15,400	5	\$1,500	
Steam	10070	l		2029	\$13,400	3	\$1,500	
Steam	Other Observation, Extent : N/A, Area Affected : 100%							
		n : First Flo		,,, ===================================	100/0			
	Explana	tion : Singl	e Stage Reducing S	tation				
Distribution	•							
Steam Piping/Pump	100%	Now	\$10,200	2033	\$204,700			
1 0 1	Broken, E	xtent : Seve	re, Area Affected :	100%				
	Location	n : Sump Pı	ımp In Machine Su	тр Ритр	Room.			
Terminal Devices								
Unit Heater - Steam	40%			2028	\$58,100	4	\$900	
No Component	60%	1						
Controls								
Pneumatic	100%	<u> </u>		2027	\$494,000			
Air Conditioning								
Energy Source	1000/			2041	* *	1		
Electricity	100%	l		2041		1		
Conversion Equipment Split Unit	10%			2020	\$60,700			
Spiit Onit Window/Wall Unit	5%			2028 2026	\$4,800	1		
No Component	85%			2020	\$4,000	1		
Ventilation	05/0	·						
Distribution								
Ductwork/Diffusers	10%	ı		LIFE	* *	2-5	\$1,400	
No Component	90%					-	, ,	
Exhaust Fans								
Interior	10%	ı		2028	\$11,300	2	\$100	
	Other Ob:	servation, E	Extent : N/A, Area A	ffected :	100%			
		n : Machine	-					
	Explana	tion : 2 Un	its					
No Component	90%							

Plumbing

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

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

Asset #: 74

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	\$328,300	1		
Sanitary Piping						
Cast Iron	20%	LIFE	* *	1		
No Component	80%					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2038	* *	4	\$800	
	Other Observation, Extent: Location: Large Storage: Explanation: 2 Sets		100%			
Fire Suppression	<u> </u>					
Sprinkler						
No Component	10%					
Generic	90%	2043	* *	1-2	\$6,300	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : BELLEVUE HOSPITAL BLDG Z

Address : 462 FIRST AVENUE AT E 28TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : HHC0001.120 / 1006 Yr Built/Renovated : 1969 /

Area Sq Ft : 1,296 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 10-Dec-2021 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$82,400
Total		\$82,400
Importance Code B		\$82,400
Total		\$82,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,800	\$1,100		
Interior Architecture	\$16,200			
Electrical	\$2,700	\$200	\$200	\$6,200
Mechanical		\$7,400		\$33,500
Site Pavements	\$6,000			
Total	\$67,800	\$8,700	\$200	\$39,700
Importance Code A	\$42,800	\$1,100		
Importance Code B	\$17,900	\$7,600	\$200	\$39,700
Importance Code C	\$7,000			
Total	\$67,800	\$8,700	\$200	\$39,700



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

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

Asset #: 1006

rchitecture		Current Repair Future Repla				acement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior	•			•				•	
Exterior Walls									
Masonry: Brick	Location Cracking Location Staining/I	issing Elem n : North Fo Crumbling, n : South Fo	Extent : Light, Are acade Extent : Light, Are	ea Affecto	ed : 5%	5	\$7,300		
Windows	Locuito	i. Bust mul	•						
Metal Louvers	100%	1		2036	* *	10	\$1,100		
Parapets	10076						Ψ1,100		
Cast Stone/Terra Cotta	Location	servation, E n : East Ele		LIFE Affected	**: 100%	5			
		tion : Lowe	r Roof						
Masonry: Brick	Location			LIFE Affected	* * : 100%	5			
Metal Rail	5%		Rooj	2038	* *	5-10			
No Component	65%			2030		3-10			
Roof	0570	<u> </u>							
Not Accessible	100%	1							
Soffits									
Cast in Place Concrete	Exposed Location Staining/L	n : Through	Extent : Moderate			5	\$5,000		
terior									
Floors Cast in Place Concrete	Cracking, Location Horizonta	n : Through al Cracks, E	xtent : Light, Area	ea Affecto Affected		5	\$4,200		
	Location	n : Adjacent	t To The Generator	Mounts					
Interior Walls Concrete Masonry Unit	Vertical C		\$1,800 nt : Light, Area Aff Entrance Wall And			5	\$100		
Ceilings									
Exposed Struc: Concrete	Cracking		\$5,900 Extent : Light, Are out	LIFE ea Affecto	* * ed : 5%	5	\$300		

Site Enclosure

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

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

Asset #: 1006

Architecture		Current Repair Future Replacemen		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	40%	ı		2043	* *			
Iron Picket	60%	ı		2053	* *			
	Other Ob.	servation, E	xtent : N/A, Area A	ffected :	100%			
	Location	n : Drivewa	y Gate					
	Explana	tion : This I	s Actually A Galva	nized Ste	eel Fence			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$700	2038	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 2%			
	Location	n : Through	out					
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$5,200	2031	\$26,200			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	n : By Entra	nce					
Parking/Driveway								
Cast in Place Concrete	100%	ı		2038	* *			

ectrical	Current Repai	r Future F	Replacement	М	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2043	* *	5		
	Other Observation, Extent Location : Electrical Roc	. 55	0%			
	Explanation: Two 2,500	Ampere Main Disconnec	t Switches			
Transformers						
Dry Type	100%	2038	* *	5		
	Other Observation, Extent Location : Electrical Roc		00%			
	Explanation: One 300 K	ilovolt-ampere Step Dow	n Transformer			
Switchgear / Switchboard Molded Case Bkrs	100%	2033	\$33,200	5		
Raceway						
Conduit	100%	2033	\$4,500	1		
Panelboards						
Fused Disc Sw	10%	2032	\$1,000	5		
Molded Case Bkrs	90%	2032	\$9,200	5		
Wiring			•			
Thermoplastic	100%	2033	\$9,200	1		
Motor Controllers						
Locally Mounted	100%	2031	\$11,700	5		
ound						
Grounding Devices						
Not Accessible	100%					

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

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

Asset #: 1006

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$11,100	1	\$400	
Generators								
Diesel	100%			2029	\$82,400	1	\$500	
			xtent : N/A, Area Ą	ffected :	100%			
	Location :							
	Explanation	on : Two t	600 Kilowatt					
Batteries	1000/			2025	#2.5 00	-		
Lead/Acid	100%			2025	\$2,500	5		
Fuel Storage	500/			2022	¢12 100	-		
Day Tank	50%	mintion E	xtent : N/A, Area A	2032	\$13,100	5		
	Location :			jjeciea :	100%			
	Explanation .							
11. 1 1 64	50%	on . 2/3 C	Tations	LIFE	* *	5		
Underground Storage	30%			LIFE		3		
ighting Interior Lighting								
Incandescent	5%			2028	\$400	2		
LED	95%			2038	**	2		
Egress Lighting	75/0			2030				
Emergency, Service	50%			2028	\$400	1		
Exit, Service	50%			2028	\$200	1		
Exterior Lighting	2070			2020	Ψ200	1		
HID	25%			2028	\$1,500	10		
No Component	75%				4-,500			
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2028	\$3,400	1-3	\$800	
, ,	Other Obser	rvation, E	xtent : N/A, Area Ą	ffected :				
	Location:	Through	out					
	Explanation	on : Serve	d From The Ambul	atory Bu	ilding			

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2043	* *	1		
Terminal Devices						
Fan Coil Unit/Heat	100%	2028	\$32,900	1	\$400	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout					
	Explanation: Electric Unit Heaters					
Controls						
Electrical	100%	2026	\$7,400			
Ventilation						

Ventilation

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

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

Asset #: 1006

Mechanical	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Wall Unit	100%		2028	\$600	2		
Plumbing							
H/C Water Piping							
Brass/Copper	1%		2033	\$200	1		
No Component	99%						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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

Address : 462 FIRST AVENUE AT 27TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 09-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 962 Lot : 100 BIN : 1069579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$538,600	\$1,973,700
Interior Architecture	\$102,400	\$229,800
Electrical	\$138,200	\$125,700
Mechanical	\$511,900	\$3,429,400
Total	\$1,291,100	\$5,758,700
Importance Code A	\$538,600	\$1,973,700
Importance Code B	\$752,500	\$3,785,000
Total	\$1,291,100	\$5,758,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$8,200		\$12,000
Interior Architecture	\$63,400	\$1,400		\$15,500
Electrical	\$30,400	\$11,200	\$10,700	\$21,700
Mechanical	\$109,900	\$12,400	\$39,000	\$31,900
Site Pavements	\$14,900			
Total	\$218,600	\$33,200	\$49,600	\$81,200
Importance Code A		\$10,200		\$12,200
Importance Code B	\$203,700	\$23,000	\$49,600	\$69,000
Importance Code C	\$14,900			
Total	\$218,600	\$33,200	\$49,600	\$81,200



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

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

Asset #: 72

rchitecture		Current	Repair	Futur	e Replacement	M	Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls								
Masonry: Brick		Now	\$104,100	LIFE	* *	5	\$61,800	
			Extent: Moderate					
			cy Room Entrance					
			od, Extent : Light,	Area Affe	ected : 10%			
		: North Fo	ıcade					
Masonry: Granite	5%			LIFE	* *	5	\$2,600	
Window Wall	5%			2043	* *	5	\$12,900	
Windows								
Aluminum	100%			2041	* *	5	\$16,400	
Parapets								
Metal Panel	10%			2043	* *	5	\$11,200	
No Component	90%							
Roof								
Modified Bitumen		Now	\$358,600	2033	\$1,793,000			
			ent : Moderate, Are	a Affecte	d : 25%			
		: Through						
	_		derate, Area Affect	ted : 15%	Ó			
		: Through						
		etration, E. : Through	xtent : Moderate, A out	rea Affec	eted : 10%			
Skylight, Metal/Glass	2%			2043	* *	10	\$11,900	
Skylight, Plastic	3%			2038	* *	1	\$11,500	
Sloped Glazing	5%	Now	\$75,800	LIFE	* *	5	\$118,800	
Step ou Standing			xtent : Moderate, A		eted : 5%	Č	\$110,000	
		: Through		55				
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
erior								
Floors								
Cast in Place Concrete		Now	\$41,000	LIFE	* *	5	\$20,600	
			xtent : Light, Area		: 100%			
	Location	: Various I	Locations Through	out				
Ceramic Tile	3%			2036	* *	5	\$2,800	
Quarry Tile	5%			2038	* *	5	\$7,100	
Traffic Topping	5%			2033	\$229,800	5	\$5,900	
Vinyl Tile	77%		\$102,400	2038	* *	3	\$27,200	
			Extent: Light, Are	ea Affecte	ed : 5%			
		_	out Corridors					
		·	ent : Light, Area Afj	fected : 5	%			
	Location	: Corridoi	rs .					

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

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

Asset #: 72

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls						_		
Concrete Masonry Unit	5%			LIFE	* *	3	\$500	
Glass: Single Pane	3%			LIFE	* *	5	\$500	
Gypsum Board	75%			LIFE	* *	3	\$10,500	
Masonry: Brick	7%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$700	
Ceilings								
AcousTileSusp.Lay-In	,	Now	\$22,400	2038	* *	5	\$33,000	
	_	_	, Extent : Light, Are		ed : 5%			
		_	out Emergency Roo					
			xtent : Moderate, A		cted : 2%			
	Location	ı : Through	out Emergency Roo	om				
Exposed Struc: Concrete	10%			LIFE	* *	5	\$1,500	
Gypsum Board	20%			LIFE	* *	5	\$23,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *	•		
	Deteriora	ted Finish,	Extent : Light, Area	a Affected	d : 25%			
	Location	i : Through	out					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$6,700	2046	* *	•		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%			
	Location	ı : Emergen	icy Room Entrance					
Parking/Driveway								
Asphalt	100%	4+	\$8,200	2036	* *	•		
1		· -	Extent : Light, Are		ed : 5%			
	U	_	lance Entrance	00				

lectrical	Current Repair	Future I	Replacement	M					
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
ver 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2053	* *	3	\$200				
	Other Observation, Extent: N/A, Area	Affected: 10	00%						
	Location : Electrical Room Ground F	loor							
	Explanation: One 1,000 Ampere Mai	n Disconnec	et Switch						
Transformers									
Dry Type	100%	2046	* *	3	\$500				
	Other Observation, Extent: N/A, Area	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room Ground F	loor							
	Explanation: Three 200 Kilovolt-amp	oere 4,160 V	olts To 480/277	Volts					
Feeders									
Busway	30%	2046	* *	1					
Cable	70%	2049	* *	1					

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

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

Asset #: 72

System Component Type Over 600 Volts Raceway Conduit Tray Under 600 Volts Service Equipment Air Circuit Breaker	Location Explana	(Years) ervation, E : Electrica	Estimated Cost Extent: N/A, Area A	2053 2046	Estimated Cost ** **	Cycle (Yrs)	Estimated Cost	Priority
Raceway Conduit Tray Under 600 Volts Service Equipment Air Circuit Breaker	10% 100% Other Obs Location Explana	ervation, E	rtont · N/4 Area 4	2046				
Conduit Tray Under 600 Volts Service Equipment Air Circuit Breaker	10% 100% Other Obs Location Explana	ervation, E	rtont · N/A Aroa A	2046				
Tray Under 600 Volts Service Equipment Air Circuit Breaker	10% 100% Other Obs Location Explana	ervation, E	rtont · N/A Aroa A	2046				
Inder 600 Volts Service Equipment Air Circuit Breaker	100% Other Obs Location Explana	servation, E 1 : Electrica	rtont · N/A Aroa A		* *	1		
Service Equipment Air Circuit Breaker	Other Obs Location Explana	servation, E 1 : Electrica	rtont · N/A Aroa A	2052				
Air Circuit Breaker	Other Obs Location Explana	servation, E 1 : Electrica	rtent · N/A Area A	2052				
	Other Obs Location Explana	servation, E 1 : Electrica	rtent · N/A Area A	2052				
			al Room Ground Fl 4,000 Ampere Mai	oor		5 und Floo	\$300 r	
Transformers	500/		.,					
Dry Type	50%			2046	* *	5	\$100	
	Other Obs Location	servation, E n : Electrica tion : One 7	xtent : N/A, Area A ul Closets Througho 5 Kilovolt-ampere	ffected : out The E	Building			
Dry Type	50%			2046	* *	5	\$100	
• • •	Other Obs Location	servation, E 1 : Electrica	xtent : N/A, Area A al Room Ground Fl e 300 Kilovolt-amp	ffected : oor	100%	3	\$100	
Switchgear / Switchboard								
Fused Disc Sw	20%			2053	* *	5	\$100	
Molded Case Bkrs	80%			2053	* *	5	\$1,400	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	\$200	
Molded Case Bkrs	90%			2049	* *	5	\$1,600	
Wiring Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	40%			2046	* *	5	\$200	
Variable Frequency Drive	60%	4+	\$10,000	2046	* *			
1		ioning, Exte 1 : Through	ent : Moderate, Are out	ea Affecte	ed : 100%			
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
and-by Power		<u> </u>						
Transfer Switches								
Automatic		ervation, E	Extent : N/A, Area A al Room Ground Fl		**	1	\$20,200	
		i : Electrica tion : 6 Uni		oor				

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

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

Asset #: 72

Electrical	Current Repair	Future I	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators							
Diesel	100% 4+ \$11,100	2042	* *	1	\$22,800		
	Corroded, Extent : Moderate, Area Aff						
	Location: Outside On Roof - Exhaus		2007				
	Other Observation, Extent: N/A, Area	Affected: 10	10%				
	Location: Roof						
D. W. of an	Explanation : Roof Mounted						
Batteries	1000/						
Not Accessible	100%						
Fuel Storage	20%	2049	* *	5			
Day Tank	Other Observation, Extent : N/A, Area			3			
	Location: Roof	njjecica . 10	.070				
	Explanation : Size Unknown						
Underground Storage	80%	LIFE	* *	5			
Onderground Storage	Other Observation, Extent : N/A, Area			3			
	Location: South Lot	njjecica . 10	.070				
	Explanation: 15,000 Gallons Sharea	l With Buildir	19 Z				
Lighting	Zipianianon i 10,000 Ganons Sharea	771111 21111111	-8-2				
Interior Lighting							
Fluorescent	10%	2038	* *	10	\$6,000		
	T-8 Lamps And Fixtures, Extent : Light	t, Area Affect	ed : 100%		•		
	Location: Throughout The Building						
Fluorescent	5%	2038	* *	10	\$3,000		
	Compact Fluorescent Light, Extent : L	ight, Area Af	fected : 100%				
	Location: Throughout The Building						
LED	85%	2038	* *				
Egress Lighting							
Emergency, Service	60%	2038	* *	1			
Exit, Service	40%	2038	* *	1			
Exterior Lighting							
HID	30%	2038	* *	10	\$100		
No Component	70%						
Alarm							
Security System							
Generic	100%	2033	\$125,700	1	\$24,500		
Fire/Smoke Detection	0004	• • • •			di		
Generic, Analog	80%	2028	\$138,200	1-3	\$33,300		
Generic, Digital	20%	2038	* *	1-3	\$8,100		

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Utility Steam	100%		2033	\$21,400	1		

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

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

Asset #: 72

Mechanical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•			•				•
Conversion Equipment Pres. Reducing Valve/LP Steam	99%	1		2036	* *	5	\$3,900	
	Location	n : Basemer	Extent : N/A, Area A nt Stage Reducing St		100%			
Pres. Reducing Valve/LP Steam				2042	* *	5		
			Extent : N/A, Area A g Station For Servi		: 100% sin Hospital At Roo	f		
Distribution Hot Wtr Piping/Pump	Broken, E Location	n : 1 Radiai	\$7,300 ere, Area Affected : ion And 1 Reheat I	Pump In .		4	\$1,600	
	Location Explana	n : Basemer ution : 2 Sets	of 2 Shell And Tu	ıbe Heat	100% Exchangers And 2 vices Also Provided			
Central Plant Steam Piping/Pmp	50%		\$47,100	2043	**	4	\$1,600	
	-	_	nt : Severe, Area A ate Pump In Baser		100%			
Terminal Devices	000/			2022	#1 000 2 00	1	#22 400	
Air Handler Convector/Radiator	80% 20%			2033 2031	\$1,008,200 \$109,500	1 1	\$32,400 \$4,200	
Controls					. ,		. ,	
Electrical	-	oning, Exte	\$148,900 nt : Severe, Area A rives In Basement	2033 ffected :	\$148,900 100%			
	Location	n : Through	Extent : N/A, Area A out oment And Devices					
Pneumatic	60% Maintena	0-2 nce Require	\$233,000 ed, Extent : Severe, he System Through	2031 Area Aff	\$776,600			
	Malfuncti Location	oning, Exte n : Air Com	nt : Severe, Area A pressor System In I	ffected : Basemen	t			
	Location	n : Through	Extent : Severe, Are out oment And Devices					
r Conditioning								
Energy Source Electricity	100%	1		2041	* *	1		
Conversion Equipment Split Unit No Component	20% 80%			2033	\$318,100			
140 Component	0070	•						

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

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

Asset #: 72

Mechanical	Current	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$85,200	
Terminal Devices	000/		•	***		000 100	
Air Handler/Cool/Ht	80%		2033	\$207,900	1	\$32,400	
No Component	20%						
Heat Rejection	200/		2022	¢12.200	2	¢0.100	
Dry Cooler	20% Other Observation, Location: Roof	Extent : N/A, Area A	2033 Iffected :	\$12,300 100%	2	\$9,100	
	Explanation : Equ	ipment No Longer I	n Use				
No Component	80%						
/entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,500	
Exhaust Fans Roof	100% 2-4	\$2,600	2028	\$130,000	2	\$1,600	
	Noisy/Vibrating, Ex	tent : Moderate, Are	a Affecte	d : 100%			
	Location: EF-2						
lumbing							
H/C Water Piping							
Brass/Copper	100%		2033	\$860,100	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/			* *			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2020	¢12 400	4	¢1 400	
Non-Submersible	100%		2028	\$13,400	4	\$1,400	
Sewage Ejector(s) Electric	100%		2033	\$35,100	4	\$3,900	
Electric	Other Observation,	Extent : N/A Area A			4	\$3,900	
	Location: Baseme		ууссиси .	100/0			
	Explanation: 1 U						
Fixtures	<i>p</i>						
Generic	100%						
ire Suppression							
Standpipe							
Generic	100%		2053	* *	1-5	\$33,000	
Sprinkler						-	
No Component	10%						
Generic	90% 0-2	\$41,700	2043	* *	1-2	\$14,300	
	Corroded, Extent : S	**					
	-	Pipes At Shut Off V					
	Other Observation,		Iffected :	100%			
	Location : Emerge						
	Explanation : Spri	nklers In Emergency	v Buildin	g Only. Sprinkler I	Heads Ar	e Obsolete	

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

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

Page: 61

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 02-Dec-2019 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1086492

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,057,300	\$347,000
Interior Architecture	\$840,700	\$4,322,700
Electrical	\$462,500	\$2,581,600
Mechanical	\$783,100	\$2,059,400
Site Pavements	\$66,100	\$1,322,000
Total	\$5,209,700	\$10,632,600
Importance Code A	\$3,057,300	\$726,900
Importance Code B	\$1,756,600	\$8,583,700
Importance Code C	\$395,800	\$1,322,000
Total	\$5,209,700	\$10,632,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$20,800	
Interior Architecture	\$18,500		\$274,300	\$31,400
Electrical	\$22,300	\$19,800	\$15,300	\$14,500
Mechanical	\$44,500	\$58,900	\$60,400	\$31,100
Site Pavements	\$64,600			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$173,500	\$102,400	\$394,500	\$100,700
Importance Code A	\$7,300	\$9,700	\$28,100	\$7,300
Importance Code B	\$122,000	\$92,700	\$366,400	\$93,400
Importance Code C	\$44,200			
Total	\$173,500	\$102,400	\$394,500	\$100,700



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

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

Asset #:83

Architecture	Current Repair Future Replacement				Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Masonry: Brick	Joint Mor Location Patching	ı : Through	tent : Moderate, Ai			5	\$347,000	
	Repointin	_	Extent : Light, Area	Affected	: 15%			
	Water Per		xtent : Light, Area	Affected	: 15%			
Windows								
Aluminum	100%			2047	* *	5	\$41,600	
Parapets							·	
Masonry: Brick	95%			LIFE	* *	5	\$18,700	
Masonry: Limestone	5%			LIFE	* *	5	\$1,200	
Roof							•	
Metal Panel	3%			2044	* *	10	\$7,700	
Modified Bitumen	97%			2036	* *	10	\$135,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
terior								
Floors								
Carpet	5%			2027	\$266,900	3	\$22,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$32,300	
Terrazzo	5%			LIFE	* *	5	\$11,500	
Vinyl Tile	50%			2031	\$4,169,600	3	\$73,800	
Vinyl Tile 9" X 9"	35%		\$422,500	2041	* *	3	\$38,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout							
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 25%			
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$14,900	
Plaster	55%		\$169,900	LIFE	* *	5	\$41,000	
			xtent : Moderate, A	lrea Affe	cted : 20%			
	Location	ı : Through	out Perimeter					
SGFT/Glazed Masonry	Cracking/	Now Crumbling, 1 : Stairway	\$159,800 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%			
Ceilings		-						
AcousTileSusp.Lay-In	60%			2036	* *	5	\$177,100	
Exposed Struc: Concrete				LIFE	* *	5	\$2,300	
Plaster	35%			LIFE	* *	5	\$64,600	
te Enclosure								
Fence/Gates								
Aluminum Rail	5%			2036	* *	5-10		
No Component	95%							

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

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

Asset #:83

Architecture		Current I	Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	5%			2051	* *			
Masonry: Brick	5%			2041	* *			
No Component	90%							
Site Pavements								
Public Sidewalk	1000/	NT.	¢20,400	2026	* *			
Cast in Place Concrete		Now	\$20,400 Extent : Moderate	2036				
	_	crumbung, 1 : Through		, Area Aj	ijeciea : 15%			
O., Cita Wallana	Locuitor	i . Inrough	Эш					
On-Site Walkways Asphalt	20/	Now	\$4,600	2046	* *			
Aspilali	Cracking/		Extent : Severe, An		eted : 100%			
Cast in Place Concrete	10%	Now	\$6,000	2036	* *			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Pavers/Stone	2%	Now	\$9,600	2034	\$47,900			
		issing Elem 1 : Stone Wa	ents, Extent : Seven alkway	re, Area .	Affected : 25%			
No Component	85%							
Parking/Driveway								
Asphalt	60%	Now	\$66,100	2034	\$1,322,000			
	_	Crumbling, 1 : Parking	Extent : Moderate Lots	, Area Aj	ffected : 25%			
Cast in Place Concrete	40%	0-2	\$24,100	2036	* *			
	_	Crumbling, 1 : Parking	Extent : Light, Are Lots	ea Affecto	ed : 10%			

Electrical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2061	* *	5	\$4,800	
	Other Observation, Extent : Light	t, Area Affected : 1	00%			
	Location : Electrical Room 1st	Floor				
	Explanation: Two 4,000 Amper	e High Pressure Co	ontact Main Dis	sconnect	Switches	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$4,800	
Raceway						
Conduit	85%	2031	\$198,400	1		
Conduit	15%	2051	* *	1		

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

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

Asset #:83

Electrical	Current Repai	r Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2047	* *	5	\$200	
Fused Disc Sw	5%	2030	\$12,200	5	\$200	
Molded Case Bkrs	75%	2030	\$183,700	5	\$3,600	
Molded Case Bkrs	15%	2047	* *	5	\$700	
Wiring	(50/ 2.4	#220 000 20 <i>5</i> (* *	1		
Braided Cloth	65% 2-4 Insulation Aged, Extent : M	\$228,000 2056		1		
	Location : Throughout The		a : 100%			
			* *			
Thermoplastic	20%	2041	* *	1		
Thermoplastic	15%	2041	* *	1		
Motor Controllers	4007	2020	# 22 0.200	-	Φ.5.0.0	
Locally Mounted	40%	2029	\$230,200	5	\$500	
Locally Mounted	50%	2036	* *	5	\$600	
Locally Mounted	10%	2044	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	_	¢2.700	
Generic	100%	LIFE	7. 7.	5	\$2,700	
Stand-by Power						
Transfer Switches Automatic	100%	2036	* *	1	\$56,600	
Generators	10078	2030		1	\$56,600	
Diesel	100%	2040	* *	1	\$71,200	
Diesei	Other Observation, Extent		100%	1	\$71,200	
	Location : Outside	. 1771, 117 ca 1133 cerea .	10070			
	Explanation : One 150 K	ilowatt				
Batteries						
Lead/Acid	100%	2025	\$2,500	5	\$6,800	
Lighting			, , , , , , , , , , , , , , , , , , ,		, -,	
Interior Lighting						
Fluorescent	20%	2036	* *	10	\$33,700	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Throughout To	he Building				
	Explanation: Using T-8	Lamps				
Fluorescent	65%	2031	\$1,859,600	10	\$109,600	
	Other Observation, Extent				,,	
	Location : Throughout Th					
	Explanation: Using T-12	? Lamps				
Fluorescent	5%	2036	* *	10	\$8,400	
11001000000	Compact Fluorescent Ligh		Affected : 100%	10	\$0,.00	
	Location : Hallways					
Fluorescent	10%	2036	* *	10	\$16,900	
Tuorescent	T-8 Lamps And Fixtures, E			10	φ10,500	
	Location : Throughout To		. 100/0			
	Locuiton . Intoughout It	ic Dunuing				

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

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

Asset #:83

Electrical	Current Repair	r Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	45%	2036	* *	1		
Emergency, Battery	10%	2031	\$31,600	10	\$4,400	
Exit, Service	45%	2031	\$36,500	1		
Exterior Lighting						
HID	20%	2026	\$175,500	10	\$100	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Roof An Outsid	de Perimeter				
	Explanation : Operated V	ia Photocell				
No Component	80%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2031	\$35,300	1	\$6,900	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2036	* *	1-3	\$11,300	

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								
Conversion Equipment								
Heat Exchanger, Plate &	80%			2034	\$379,900	1	\$72,700	
Frame								
Pres. Reducing Valve/LP	20%			2034	\$22,600	5	\$2,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	80%			2039	* *	4	\$7,300	
Steam Piping/Pump	20%			2041	* *			
Terminal Devices								
Air Handler	10%	0-2	\$70,800	2031	\$353,800	1	\$10,200	
Î	Malfunctio	oning, Exte	nt : Severe, Area A <u>j</u>	fected :	20%			
	Location	: A2324 M	lechanical Room					
Air Handler	10%			2031	\$353,800	1	\$11,400	
Convector/Radiator	80%			2036	* *	1	\$47,500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2026	\$712,300	1		
(Other Obs	ervation, E	xtent : Light, Area	Affected	: 10%			
	Location	: Roof						
	Explana	tion : Rooft	op Chillers Abando	ned In I	Place			

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

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

Asset #: 83

/lechanical	Curre	nt Repair	Future	Replacement	Maintenance			
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
ir Conditioning								
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2	\$47,900		
No Component	80%							
Heat Rejection								
Air Cooled Condenser	20%		2036	* *	2	\$25,600		
Unit	04 01 "	E N/4 4	1.00 1	100/				
		n, Extent : N/A, Area A	нујестеа : .	10%				
	Location: Roof	1 6 111	T.T T	D :11: D				
		ondenser Serves Lobb	y Unit In I	Building B				
No Component	80%							
entilation								
Distribution	10007					4102.70		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$102,500		
Exhaust Fans								
Interior	95%		2031	\$792,200	2	\$5,400		
Roof	5%		2031	\$18,200	2	\$300		
umbing								
H/C Water Piping								
Galvanized Steel	100%		2036	* *	1			
Sanitary Piping								
Cast Iron	100%		LIFE	**	1			
		n, Extent : Moderate, A		eted: 100%				
		anized Steel Througho		_				
	Explanation : Pr	iping Nearing End Of	Useful Lij	^r e				
Storm Drain Piping								
Cast Iron	100%		LIFE	**	1			
		n, Extent : Moderate, A		eted : 100%				
		anized Steel Througho		_				
	Explanation : P	iping Nearing End Of	Useful Lij	re				
Sump Pump(s)		*		**- ***				
Non-Submersible	100% Now	. ,	2031	\$37,600	4	\$3,900		
		Severe, Area Affected :						
		Pump In Steam Tunn						
		Extent : Moderate, Area						
	Location : Sump	Pump In Basement O	f Building	g A				
Backflow Preventer								
	100%		2039	* *	1	\$11,300		
Generic	Other Observation, Extent: Light, Area Affected: 100%							
Generic		Location : East Side Of Building A						
Generic	Location: East	Side Of Building A						
	Location: East		Building					
Generic Fixtures Generic	Location: East	Side Of Building A	Building					

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

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

Asset #:83

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected : 1	100%			
	Location: 2 Units From E	Basement To 6th Floor,	2 Units From 1st	t To 6th I	Floor	
	Explanation: Four Units.	Motors Break Down F	requently Due To	Age Of	The Units	
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$92,700	
Sprinkler						
Generic	100%	2041	* *	1-2	\$51,500	
Fire Pump						
Generic	100%	2034	\$179,500	1	\$34,300	
Chemical System						
No Component	95%					
Generic	5%	2029	\$800	1-3	\$3,700	
	Other Observation, Extent:	Light, Area Affected : 2	20%			
	Location : Computer Room	m And Elevator Machin	e Room			
	Explanation : Computer F	Room And Elevator Mac	hine Room			

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 02-Dec-2019 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1040750

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,519,000	\$5,219,900
Interior Architecture	\$1,512,700	\$10,069,100
Electrical	\$1,116,000	\$1,291,700
Mechanical	\$1,394,100	\$1,553,500
Site Pavements	\$365,200	\$1,113,200
Total	\$10,907,000	\$19,247,400
Importance Code A	\$6,519,000	\$5,219,900
Importance Code B	\$2,963,700	\$10,923,900
Importance Code C	\$1,424,200	\$3,103,600
Total	\$10,907,000	\$19,247,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$27,900	\$9,400		_
Interior Architecture	\$30,900	\$16,900	\$836,500	\$44,600
Electrical	\$38,200	\$34,900	\$26,600	\$25,800
Mechanical	\$58,600	\$62,200	\$143,900	\$58,800
Site Enclosure	\$11,200			
Site Pavements	\$55,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$230,500	\$131,300	\$1,014,800	\$137,100
Importance Code A	\$53,800	\$39,600	\$25,900	\$25,900
Importance Code B	\$109,700	\$91,600	\$988,900	\$111,200
Importance Code C	\$66,900			
Total	\$230,500	\$131,300	\$1,014,800	\$137,100



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

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

Asset #: 84

chitecture	Currer	Current Repair Future Replacement		e Replacement	M			
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$62,700		
Glass Block	3%		LIFE	* *	5	\$4,700		
Masonry: Brick	90% Now	\$1,900,000	LIFE	* *	5	\$225,700		
		Erod, Extent : Moder	rate, Area	a Affected : 30%				
	Location: Through	-						
		Extent : Moderate, A.	rea Affeci	ted : 25%				
	Location : All Fa							
		Extent: Moderate, A						
		s B1-67, B1-68 And C						
Window Wall	2%		2041	* *	5	\$18,800		
Windows	0.40/ 3.1	Φ4 101 C00	2056	* *	-	0.40 100		
Aluminum	94% Now	\$4,101,600	2056		5	\$42,100		
	Location : Throu	tent : Severe, Area A <u>j</u> Shout	jectea : 2	3%				
	,	gnoui ements, Extent : Mod	larata Ar	an Affactad · 25%				
	Location: Throu		eruie, Ari	eu Affecteu . 25/6				
	,	gnoui unct, Extent : Modero	ato Aroa	Affacted : 35%				
	Location: Through		iie, Areu	Affected . 3370				
Aluminum	3%		2039	* *	5	\$2,700		
Metal Louvers	3%		2034	\$152,300	10	\$16,800		
Parapets			2034	ψ132,300	10	Ψ10,000		
Masonry: Brick	50% Now	\$293,600	LIFE	* *	5	\$22,700		
17 2 5015151.				Affected : 20%	C	Ψ==,,, σσ		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Vegetation Growth	, Extent : Moderate, 2	Area Affe	cted : 25%				
	Location : Throu	ghout						
Masonry: Limestone	5%		LIFE	* *	5	\$2,900		
Metal Rail	45%		2036	* *	5-10	\$368,800		
Roof								
Copper/Terne	10% Now	\$22,600	2046	* *				
	Water Penetration,	Extent: Moderate, A	Area Affe	cted : 5%				
	Location : Above	Kitchen						
Modified Bitumen	85%		2031	\$3,996,300	10	\$357,600		
Sloped Glazing	5%		LIFE	* *	5	\$280,400		
Soffits								
	50/ 0.3	\$5,300	LIFE	* *	5	\$8,800		
Cast in Place Concrete	5% 0-2							
	Paint Peeling, Exte	ent : Light, Area Affec		!				
		ent : Light, Area Affec						

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

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

Asset #: 84

rchitecture		Current I	Renair	Futur	e Replacement	М	aintenance	
vstem			_					
Component			Estimated Cost		Estimated Cost		Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
terior								
Floors								
Carpet	10%			2027	\$814,000	3	\$67,500	
Cast in Place Concrete	15%			LIFE	* *	5	\$147,700	
Ceramic Tile	3%			2034	\$778,400	5	\$13,500	
Quarry Tile	5%			2036	* *	5	\$33,800	
Terrazzo	7%	0-2	\$60,200	LIFE	* *	5	\$24,600	
	_	Crumbling, : 1st Floor	Extent : Moderate	Area A <u>j</u>	fected : 5%			
Viscal Tile		. 1311 1001	Corridor	2021	¢(002 400	2	¢122 000	
Vinyl Tile	55%	N I	¢02 000	2031	\$6,992,400 * *	3	\$123,800	
Vinyl Tile 9" X 9"	5%		\$92,000 ents, Extent : Sever	2041		3	\$8,400	
		-	enis, Extent': sever at And 1st Floor Red		Affeciea : 25%			
			u Ana 1si Floor Kei Extent : Severe, Ai		tad · 250/-			
		: Basemer		еи Ајјес	iea . 2570			
Interior Walls	Location	. Dusemen						
Ceramic Tile	5%			2034	\$1,852,100	5	\$32,900	
Ceramic Tile	1%			2044	\$1,032,100	5	\$6,600	
	2%			LIFE	* *	5	•	
Glass: Single Pane					* *		\$9,900	
Gypsum Board	13%			LIFE	* *	5 5	\$51,400	
Gypsum Board	2%			LIFE	* *	3	\$7,900	
Marble Panels	2%			LIFE	* *	_	\$70,000	
Plaster	40%	N I	¢1 050 100	LIFE	* *	5	\$79,000	
SGFT/Glazed Masonry	35%	Now	\$1,059,100 Extent: Moderate	LIFE				
	_	_	Corridors And Sta		јестей . 1576			
Ceilings	Location	. Kuchen,	Corridors And Sid	ways				
AcousTileSusp.Lay-In	30%			2036	* *	5	\$130,200	
AcousTileSusp.Lay-In	15%			2044	* *	5	\$65,100	
AcousTileSusp.Lay-In	5%			2048	* *	5	\$21,700	
				LIFE	* *	5	\$6,800	
Hynoged Struct Concrete						J	\$0,000	
Exposed Struc: Concrete					* *	5	\$27 100	
Metal Panel	5%	Now	\$226,200	LIFE	* *	5	\$27,100	
	5% 35%	Now	\$236,300	LIFE LIFE	* *	5 5	\$27,100 \$95,000	
Metal Panel	5% 35% Cracking/O	Crumbling,	Extent: Moderate	LIFE LIFE Area A <u>j</u>	* *	5 5		
Metal Panel	5% 35% Cracking/C Location	Crumbling, : Connect	Extent : Moderate ing Corridor To C I	LIFE LIFE Area A <u>f</u> Building	* * fected : 10%	5 5		
Metal Panel	5% 35% Cracking/C Location Water Pen	Crumbling, : Connect etration, E	Extent: Moderate	LIFE LIFE Area A <u>g</u> Building rea Affed	* * fected : 10%	5 5		
Metal Panel Plaster te Enclosure	5% 35% Cracking/C Location Water Pen	Crumbling, : Connect etration, E	Extent : Moderate ing Corridor To C l xtent : Moderate, A	LIFE LIFE Area A <u>g</u> Building rea Affed	* * fected : 10%	5 5		
Metal Panel Plaster te Enclosure Fence/Gates	5% 35% Cracking/ Location Water Pen Location	Crumbling, : Connect etration, E	Extent : Moderate ing Corridor To C l xtent : Moderate, A	LIFE LIFE Area Aj Building rea Affec Building	* * ffected : 10% cted : 10%	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket	5% 35% Cracking/c Location Water Pen Location	Crumbling, : Connect etration, E	Extent : Moderate ing Corridor To C l xtent : Moderate, A	LIFE LIFE Area Af Building rea Affec Building	* * fected : 10% cted : 10% * *	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket Chain Link	5% 35% Cracking/C Location Water Pen Location 10% 20%	Crumbling, : Connect etration, E	Extent : Moderate ing Corridor To C l xtent : Moderate, A	LIFE LIFE Area Aj Building rea Affec Building	* * ffected : 10% cted : 10%	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket Chain Link No Component	5% 35% Cracking/c Location Water Pen Location	Crumbling, : Connect etration, E	Extent : Moderate ing Corridor To C l xtent : Moderate, A	LIFE LIFE Area Af Building rea Affec Building	* * fected : 10% cted : 10% * *	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket Chain Link No Component Free Standing Walls	5% 35% Cracking/C Location Water Pen Location 10% 20% 70%	Crumbling, : Connect etration, E : Connect	Extent: Moderate ing Corridor To C I xtent: Moderate, A ing Corridor To C I	LIFE LIFE Area Ay Building rea Affect Building 2051 2051	* * fjected : 10% cted : 10% * * * *	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket Chain Link No Component	5% 35% Cracking/CLocation Water Pen Location 10% 20% 70%	Crumbling, : Connect. etration, E. : Connect	Extent: Moderate ing Corridor To C I xtent: Moderate, A ing Corridor To C I	LIFE LIFE Area Ay Building rea Affec Building 2051 2051	** ffected : 10% cted : 10% ** **	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket Chain Link No Component Free Standing Walls	5% 35% Cracking/C Location Water Pen Location 10% 20% 70% 20% Cracking/C	Crumbling, : Connect etration, E. : Connect Now Crumbling,	Extent: Moderate ing Corridor To C I extent: Moderate, A ing Corridor To C I \$11,200 Extent: Moderate	LIFE LIFE Area Ay Building rea Affec Building 2051 2051	** ffected : 10% cted : 10% ** **	5 5		
Metal Panel Plaster te Enclosure Fence/Gates Aluminum Picket Chain Link No Component Free Standing Walls	5% 35% Cracking/C Location Water Pen Location 10% 20% 70% 20% Cracking/C	Crumbling, : Connect. etration, E. : Connect	Extent: Moderate ing Corridor To C I extent: Moderate, A ing Corridor To C I \$11,200 Extent: Moderate	LIFE LIFE Area Ay Building rea Affec Building 2051 2051	** ffected : 10% cted : 10% ** **	5 5		

Site Pavements

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

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

Asset #:84

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
Site Pavements								
On-Site Walkways								
Asphalt	10%	Now	\$15,200	2034	\$303,900			
	Cracking/Crumbling, Extent: Light, Area Affected: 20%							
	Location	ı : Under B	alconies					
	Sinking/Si	ubsiding, E.	xtent : Severe, Area	Affected	1:5%			
	Location: Southwest End Of Building							
Cast in Place Concrete	30%	Now	\$143,800	2036	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
	Location	ı : Through	out					
	Misaligned/Bulging, Extent: Light, Area Affected: 5%							
	Location	ı : Northwe	est Park Area					
No Component	60%							
Parking/Driveway								
Asphalt	25%	2-4	\$40,500	2034	\$809,300			
	Misaligned/Bulging, Extent: Light, Area Affected: 20%							
	Location	ı : Rear Sei	vice Area					
Cast in Place Concrete	50%	0-2	\$221,300	2036	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location: Parking Lots And Service Area							
No Component	25%							

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)		Estimated Cost		Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2051	* *	5	\$8,600	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Electrical Room	n 1st Floor				
	Explanation: Two 4,000 A	mpere High Pressure	Contact Main Dis	sconnect	Switches	
Switchgear / Switchboard	-	-				
Molded Case Bkrs	100%	2051	* *	5	\$8,600	
Raceway						
Conduit	70%	2031	\$326,900	1		
Conduit	30%	2051	* *	1		
Panelboards						
Fused Disc Sw	5%	2030	\$24,500	5	\$400	
Fused Disc Sw	5%	2047	* *	5	\$400	
Molded Case Bkrs	70%	2030	\$342,800	5	\$6,000	
Molded Case Bkrs	20%	2039	**	5	\$1,700	

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

Note:

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

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

Asset #: 84

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Wiring								
Braided Cloth	50% 2-4	\$347,500	2056	* *	1			
	Insulation Aged, Extent: Moderate, Area Affected: 100%							
	Location : Througho	out The Building						
Thermoplastic	30%		2041	* *	1			
Thermoplastic	20%		2051	* *	1			
Motor Controllers								
Locally Mounted	70%		2029	\$445,300	5	\$1,500		
Locally Mounted	20%		2036	* *	5	\$400		
Locally Mounted	5%		2044	* *	5	\$100		
Variable Frequency	5%		2044	* *				
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$4,800		
Stand-by Power								
Transfer Switches								
Automatic	100% Now	\$10,700	2044	* *	1	\$90,600		
	Not in Service, Extent : Moderate, Area Affected : 10% Location : Engineer's Office Automatic Transfer Switch Serving Fire Alarm System Failure							
	Location : Engineer	's Office Automation	c Transfe	er Switch Serving F	ire Aları	n System Failure		
Generators								
Diesel	100%		2040	* *	1	\$126,700		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation : One 3	50 Kilowatts And	One 100	Kilowatts				
Batteries								
Lead/Acid	100%		2025	\$2,500	5	\$12,100		
Fuel Storage								
Main Tank	50%		2059	**	5			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation: 12,00	0 Gallon Capacity						
No Component	50%							
Lighting								

Lighting

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

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

Asset #: 84

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2036	**	10	\$90,000	
	Other Observation, Extent : I	0	100%			
	Location : Throughout The	-				
	Explanation: Using T-8 La					
Fluorescent	55%	2036	* *	10	\$165,100	
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location: Throughout					
	Explanation: Using T-12 L					
Fluorescent	5%	2036	* *	10	\$15,000	
	Other Observation, Extent : I	V/A, Area Affected : 1	100%			
	Location : Hallways					
	Explanation: Compact Flu					
Fluorescent	10%	2036	* *	10	\$30,000	
	T-8 Lamps And Fixtures, Exte		cted : 100%			
	Location: Throughout The	Building				
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Emergency, Battery	10%	2031	\$56,200	10	\$7,900	
Exit, Service	40%	2031	\$57,700	1		
Exterior Lighting						
HID	30%	2026	\$468,300	10	\$300	
	Other Observation, Extent : I		100%			
	Location: Roof And Outsid					
	Explanation : Operated Via	Photocell				
No Component	70%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2031	\$62,800	1	\$12,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2036	* *	1-3	\$20,200	

Mechanical	nical Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2051	* *	1		
Fuel							
Conversion Equipment							
Heat Exchanger, Shell &	20%		2034	\$285,400			
Tube				-			
Steam Boiler	80%		2044	* *	1	\$259,200	

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

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

Asset #: 84

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
leating								
Distribution								
Hot Wtr Piping/Pump	80%			2039	* *	4	\$12,900	
Steam Piping/Pump	20%			2051	* *			
Terminal Devices								
Convector/Radiator	100%			2036	* *	1	\$105,700	
			xtent : N/A, Area A	ffected :	10%			
	Location							
. =	Explana	tion : Rooft	op Units Located U	Inder Co	poling Section			
ir Conditioning								
Energy Source	1000/			20.47	* *	1		
Electricity	100%			2047	* *	1		
Conversion Equipment	250/			2026	* *	2	Φ.Σ. 0.0.0	
Ext Pkg Unit -	25%			2036	* *	2	\$5,000	
Heating/Cooling	50 /			2026	#207.200			
Split Unit	5%			2026	\$397,200	1		
Window/Wall Unit	70%			2026	\$887,200	1		
Distribution	2.50/				ماد ماد	2	#1.40.000	
Ductwork/Diffusers	35%			LIFE	* *	2	\$149,000	
No Component	65%							
entilation								
Distribution	100%			LIEE	* *	2.5	¢102.500	
Ductwork/Diffusers	100%			LIFE		2-5	\$182,500	
Exhaust Fans	000/			2021	¢1 107 000	2	¢0.000	
Interior	80%			2031	\$1,187,000 * *	2	\$8,000	
Roof	20%			2036		2	\$2,000	
lumbing								
H/C Water Piping Galvanized Steel	100%			2036	* *	1		
Water Heater With Tanks	100%			2030		1		
	100%			2020	¢17.500	2		
Gas Fired		amintion E	estant N/A Anag (2029	\$17,500	2		
			'xtent : N/A, Area A r Boiler Room	jjeciea :	100%			
			des Hot Water To A	111 Davild	inas			
IIW/II4 El	Expiana	ion : Provi	aes Hoi waier 10 A	ни Бина	ings			
HW Heat Exchanger Steam Fired	100%			2051	* *	4	\$32,400	
Steam Filed		amation E	xtent : N/A, Area A		300/	4	\$32,400	
			r Boiler Room	ујестеи .	30/0			
			Used As Backup F	For Hot I	Nator Hoators			
Sanitary Piping	Ехріина	ion . Onits	озеи Аз Вискир Г	01 110t V	ruier Heulers			
Cast Iron	100%			LIFE	* *	1		
Cast Holl		ervation F	xtent : Moderate, 2			1		
			ed Steel Througho					
			g Nearing End Of		ife			

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

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

Asset #: 84

Mechanical	Current Repai	r Future	Replacement	M					
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
	Other Observation, Extent		ted : 100%						
	Location: Galvanized St	Ü							
	Explanation : Piping New	aring End Of Useful Lif	îe						
Sump Pump(s)									
Non-Submersible	100%	2026	\$67,000	4	\$10,400				
Sewage Ejector(s)									
Electric	100%	2036	* *	4	\$13,000				
Backflow Preventer									
Generic	100%	2036	* *	1	\$20,000				
	Other Observation, Extent		100%						
	Location : Building A Ba								
	Explanation: Water Mai	n Located In Adjacent I	Building						
Fixtures									
Generic	100%								
Vertical Transport									
Elevators			di di						
Geared Traction	100%	LIFE	**						
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: 1 Unit From Basement To 3rd Floor, 1 Unit From 1st To 3rd Floor								
	Explanation: Two Units								
Fire Suppression									
Standpipe	1000/	20.41	* *	1.5	Ø177 000				
Generic	100%	2041	* *	1-5	\$165,000				
Sprinkler	1000/	2041	* *	1.0	#01.700				
Generic	100%	2041	* *	1-2	\$91,700				
Chemical System	0/0/								
No Component	96%	2020	ф д 00	1.2	#2.000				
Generic	4%	2029	\$700	1-3	\$3,000				
	Other Observation, Extent	0							
	Location: Kitchen Hood								
	Explanation: Kitchen H	ood And Elevator Mach	ine Room						

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 02-Dec-2019 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1096493

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,002,900	\$1,719,300
Interior Architecture	\$84,400	\$3,913,700
Electrical	\$296,900	\$2,712,300
Mechanical	\$937,500	\$3,375,100
Site Pavements	\$85,900	\$9,415,800
Total	\$3,407,600	\$21,136,100
Importance Code A	\$2,246,400	\$1,777,300
Importance Code B	\$1,075,400	\$9,841,700
Importance Code C	\$85,900	\$9,517,100
Total	\$3,407,600	\$21,136,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$36,600	\$38,200	
Interior Architecture	\$20,100		\$21,500	\$9,000
Electrical	\$23,100	\$19,800	\$15,500	\$15,200
Mechanical	\$69,500	\$47,700	\$42,700	\$19,100
Site Pavements	\$9,700			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$147,100	\$128,800	\$142,500	\$67,900
Importance Code A	\$4,700	\$43,800	\$42,800	\$4,700
Importance Code B	\$130,900	\$85,100	\$99,600	\$63,200
Importance Code C	\$11,500			
Total	\$147,100	\$128,800	\$142,500	\$67,900



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

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

Asset #: 85

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
xterior								
Exterior Walls								
Glass Block	5%			LIFE	* *	5	\$7,600	
Masonry: Brick	95%		\$1,948,400	LIFE	* *	5	\$231,400	
	_	_	Extent : Moderate	, Area A <u>f</u>	fected : 5%			
		ı : Penthou						
			od, Extent : Moder		**			
	Location	ı : Penthou	se And Throughout	Perimet	er			
Windows								
Aluminum	100%			2047	* *	5	\$76,400	
		-	ent, Extent : N/A, A	rea Affec	eted : 100%			
	Location	ı : Through	out					
Parapets								
Masonry: Brick	85%	Now	\$54,500	LIFE	* *	5	\$21,000	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Through	out					
	Joint Mor	tar Miss/Er	od, Extent : Light,	Area Affe	ected : 10%			
	Location	ı : Through	out					
Masonry: Limestone	5%			LIFE	* *	5	\$1,600	
Metal Rail	10%			2036	* *	5-10	\$44,700	
Roof							, ,,,,,	
Copper/Terne	3%			2046	* *	10	\$9,400	
Modified Bitumen	97%			2031	\$1,365,700	10	\$122,200	
Soffits								
Cast in Place Concrete	10%			LIFE	* *	5	\$800	
No Component	90%							
terior								
Floors								
Ceramic Tile	10%			2034	\$1,651,200	5	\$28,600	
Terrazzo	5%			LIFE	**	5	\$11,200	
Vinyl Tile	60%			2036	* *	3	\$64,400	
			Extent : Light, Area		: 100%		401,100	
		ı : Through	-	50				
		_	k Vinyl Flooring Fl	oated Ab	ove Existing			
Vinyl Tile	25%			2031	\$2,022,500	3	\$35,800	
Interior Walls	2370			2031	\$2,022,300		\$33,000	
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit			\$11,200	LIFE	* *	5	\$2,300	
Concrete Masonry Unit			Extent : Severe, A			3	\$2,300	
	_	-	Basement Crawl Sp		ieu . 5/0			
G			Basemeni Crawi Sp		ماد بات ماد بات		Ф 72 400	
Gypsum Board	15%			LIFE	* *	5	\$52,400	
Plaster	59%			LIFE	* *	5	\$103,100	
SGFT/Glazed Masonry	20%			LIFE	* *			

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

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

Asset #: 85

Architecture	Current Repair		Futur	Future Replacement		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	* *	5	\$168,900	
Exposed Struc: Concrete				LIFE	* *	5	\$2,000	
Metal Panel	5%			LIFE	* *	5	\$16,200	
Plaster	25%			LIFE	* *	5	\$40,600	
Site Enclosure								
Fence/Gates	100/			2051	* *			
Aluminum Picket	10%			2051	* *			
Chain Link	20%			2041	* *			
No Component	70%							
Site Pavements Public Sidewalk								
Cast in Place Concrete	20%	0-2	\$3,900	2036	* *			
Cast III Flace Concrete	Cracking/		Extent : Light, Are		ed : 10%			
No Component	80%							
On-Site Walkways								
Cast in Place Concrete	_		\$300 Extent : Light, Are out	2036 ea Affecte	* * ed : 10%			
No Component	75%							
Parking/Driveway								
Asphalt	Cracking/ Location Sinking/St	i : Through	xtent : Severe, Area					
Pavers/Stone	Location	servation, E n : East Of I	Extent : Light, Area Builidng el Parking Area	2034 Affected	\$9,361,600 : 100%			
Activity Yard			-					
Asphalt	Cracking/ Location Other Obs Location	n : Through servation, E n : Through	Extent : Light, Area out					
N. G			tation Growth					
No Component	90%							

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

Under 600 Volts

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

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

Asset #: 85

Electrical	Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2051	**	5	\$5,000	
	Other Observation, E		ffected :	100%			
	Location : Electrica		1 200 1	M : D:	, G :	. 1	
G'4 1 / G'4 .111	Explanation: One 2	2,000 Ampere Ana I	1,200 An	ipere Main Discon	nect Swii	cn	
Switchgear / Switchboard Molded Case Bkrs	100%		2051	* *	5	\$5,000	
	100%		2031		3	\$3,000	
Raceway Conduit	80%		2031	\$186,800	1		
Conduit	20%		2051	**	1		
Panelboards	2070		2001		1		
Fused Disc Sw	5%		2047	* *	5	\$200	
Fused Disc Sw	5%		2030	\$12,200	5	\$200	
Molded Case Bkrs	70%		2030	\$171,400	5	\$3,500	
Molded Case Bkrs	20%		2047	**	5	\$1,000	
Wiring						· · · · · · · · · · · · · · · · · · ·	
Braided Cloth	60% 2-4	\$210,400	2056	* *	1		
	Insulation Aged, Exte	ent : Moderate, Ared	a Affecte	ed : 100%			
	Location : Through	out The Building					
Thermoplastic	20%		2031	\$70,100	1		
Thermoplastic	20%		2051	* *	1		
Motor Controllers							
Locally Mounted	80%		2029	\$460,500	5	\$1,000	
Locally Mounted	20%		2044	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$58,000	
Generators	1000/		2010	a. •		4-2	
Diesel	100%		2040	**	1	\$73,000	
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location : Outside	-0 Wil 1 1 2	F / 77-1				
D. // .	Explanation: One 5	ou Kilowatt And On	ie 56 Kil	owatt			
Batteries Lead/Acid	100%		2025	92.500	-	¢7.000	
Lead/Acid Lighting	10070		2025	\$2,500	5	\$7,000	

Lighting

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

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

Asset #: 85

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2036	* *	10	\$51,900	
	Other Observation, Extent : Li		00%			
	Location: Throughout The B	Building				
	Explanation: T-8 Lamps					
Fluorescent	50%	2031	\$1,467,000	10	\$86,500	
	Other Observation, Extent : Li		00%			
	Location : Throughout The B	Building				
	Explanation: T-12 Lamps					
Fluorescent	10%	2036	* *	10	\$17,300	
	Other Observation, Extent : N	/A, Area Affected : 100	0%			
	Location : Hallways					
	Explanation: Compact Fluo					
Fluorescent	10%	2036	* *	10	\$17,300	
	T-8 Lamps And Fixtures, Exter		ed : 100%			
	Location : Throughout The B	Building				
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Emergency, Battery	5%	2031	\$16,200	10	\$2,300	
Exit, Service	45%	2031	\$37,400	1		
Exterior Lighting	200/	•	** ** ** ** ** ** ** **		4.00	
HID	30%	2031	\$269,900	10	\$200	
	Other Observation, Extent: Li		00%			
	Location: Roof And Outside					
	Explanation : Operated Via I	Photocell				
No Component	70%					
Alarm						
Security System	000/					
No Component	90%	2021	626 200	1	Φ 7 .000	
Generic Fig. (S. 1) D. (1)	10%	2031	\$36,200	1	\$7,000	
Fire/Smoke Detection	000/					
No Component	90% 10%	2031	\$40.700	1.2	\$12,000	
Generic, Digital	1070	2031	\$49,700	1-3	\$12,000	

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Heat Exchanger, Plate &	50%			2027	\$243,500	1	\$46,600		
Frame									
Pres. Reducing Valve/LP	50%			2034	\$58,000	5	\$5,600		
Steam									
Distribution									
Hot Wtr Piping/Pump	50%			2047	* *	4	\$4,600		
Steam Piping/Pump	50%			2041	* *				

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

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

Asset #: 85

Mechanical	Current Rep	air Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Terminal Devices							
Convector/Radiator	100%	2036	* *	1	\$60,900		
Air Conditioning							
Energy Source	100%	2039	* *	1			
Electricity Conversion Equipment	100%	2039		1			
Conversion Equipment Split Unit	5% 0-2	\$45,800 2041	* *				
Spin Sin	Damaged, Extent : Sever	. ,					
	Location : Roof Elevate						
Window/Wall Unit	95%	2026	\$694,000	1			
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$105,200		
Exhaust Fans							
Interior	100%	2031	\$855,300	2	\$5,800		
Plumbing							
H/C Water Piping Galvanized Steel	100%	2029	\$2,461,800	1			
Sanitary Piping	10070	2029	\$2,401,800	1			
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	10070	Ent		-			
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2031	\$38,600	4	\$4,000		
Backflow Preventer							
Generic	100%	2036	**	1	\$11,600		
	Other Observation, Exten		100%				
	Location : Outside Of I	-					
Fixtures	Explanation: Located	in Aajaceni Bullaing					
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Exten	0 00	100%				
	Location: 1st To 5th Fi						
	Explanation: Five Uni	ts					
Fire Suppression							
Standpipe	1000/	2041	* *	1 5	\$05.100		
Generic	100%	2041	<i>~</i> *	1-5	\$95,100		
Sprinkler Generic	100%	2057	* *	1-2	\$52,800		
Generic	10070	2037		1-2	\$32,000		

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

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

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

Asset #: 85

Mechanical	Current Repair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fire Suppression							
Chemical System	000/						
No Component	98%						
Generic	2%	2026	\$300	1-3	\$1,500		
	Other Observation, Extent : Light, Ar	ea Affected : 100%					
	Location : Elevator Machine Room						
	Explanation: Elevator Machine Ro	om					

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

Address : ROOSEVELT ISLAND (NORTH END)

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 02-Dec-2019 Landmark Status : NONE

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

Block : 1373 Lot : 50 BIN : 1086491

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$904,600	\$586,100
Interior Architecture		\$1,652,900
Electrical	\$53,700	\$292,100
Mechanical	\$190,700	\$285,400
Total	\$1,149,100	\$2,816,400
Importance Code A	\$904,600	\$586,100
Importance Code B	\$244,400	\$1,734,100
Importance Code C		\$496,300
Total	\$1,149,100	\$2,816,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,500			
Interior Architecture	\$51,000	\$23,900		\$6,000
Electrical	\$7,300	\$43,300	\$3,900	\$3,700
Mechanical	\$11,200	\$13,200	\$10,100	\$4,900
Site Pavements	\$2,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,700	\$84,300	\$17,900	\$18,500
Importance Code A	\$4,300	\$1,400	\$800	\$800
Importance Code B	\$75,200	\$82,900	\$17,100	\$17,700
Importance Code C	\$200			
Total	\$79,700	\$84,300	\$17,900	\$18,500



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

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

Asset #: 87

Architecture		Current F	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls	1000/		***		di di	_	400.000		
Masonry: Brick	Joint Mor Location Repointing	i : Through g Failure, E	\$370,500 od, Extent : Moder out Extent : Moderate, 2 cal Bulkhead			5	\$88,000		
Windows									
Aluminum	Air Infiltro Location Broken/M Location Ctrwt/Bala	: Througho issing Elem : Througho	ents, Extent : Mode out ct, Extent : Modera	erate, Ar	ea Affected : 20%	5	\$4,500		
Metal Louvers	5%			2034	\$26,700	10	\$2,900		
Parapets	270			2031	Ψ20,700	- 10	\$2,500		
Masonry: Brick	35%			LIFE	* *	5	\$5,200		
Masonry: Limestone	5%			LIFE	* *	5	\$900		
Metal Rail	60%			2036	* *	5-10	\$162,300		
Roof							•		
Modified Bitumen	100%			2031	\$434,300	10	\$38,900		
Soffits									
Wood		Now	\$3,500	2051	* *	5	\$400		
		_	ents, Extent : Seven		Affected: 100%				
		: Southwes	st Portion Of Build	ing					
No Component	95%								
nterior									
Floors	100/			LIEE	* *	-	#14.000		
Cast in Place Concrete	10%			LIFE	* *	5	\$14,900		
Terrazzo	20%	0.2	¢22 100	LIFE		5	\$10,700		
Vinyl Tile			\$23,100 Extent : Light, Are out	2031 ea Affecte	\$1,156,600 ed:5%	3	\$15,400		
Vinyl Tile 9" X 9"	10%	Now	\$27,900	2041	* *	3	\$2,600		
·	Location Worn/Erod	: Through	: Severe, Area Affe						
Interior Walls		-							
Ceramic Tile	5%			2034	\$496,300	5	\$8,800		
Concrete Masonry Unit				LIFE	**	5	\$3,500		
Gypsum Board	25%			LIFE	* *	5	\$26,500		
Plaster	50%			LIFE	* *	5	\$26,500		
SGFT/Glazed Masonry	15%			LIFE	* *		,		

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

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

Asset #: 87

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	
Interior									
Ceilings									
AcousTileSusp.Lay-In	70%			2036	* *	5	\$47,800		
Exposed Struc: Concrete	5%			LIFE	* *	5	\$500		
Plaster	25%			LIFE	* *	5	\$10,700		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	20%	Now	\$2,400	2036	* *				
	Cracking/	Crumbling, E	Extent : Light, Are	a Affecte	ed : 10%				
	Location	: Throughou	ut						
No Component	80%								
On-Site Walkways									
Cast in Place Concrete	10%	0-2	\$200	2036	* *				
	Cracking/	Crumbling, E	Extent : Light, Are	a Affecte	ed : 10%				
	Location	: Throughou	ut						
No Component	90%								
Parking/Driveway									
Asphalt	20%			2034					
No Component	80%								

ectrical	Current Rep	oair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2	2051	* *	5	\$1,100		
	Other Observation, Exte	nt : N/A, Area Affe	ected :	100%				
	Location : Electrical R	Room 1st Floor						
	Explanation: One 1,2	00 Ampere High P	ressure	e Contact Main Di	sconnect	Switch		
Switchgear / Switchboard		-						
Molded Case Bkrs	100%	2	2051	* *	5	\$1,100		
Raceway								
Conduit	80%	2	2031	\$49,200	1			
Conduit	20%	2	2051	* *	1			
Panelboards								
Fused Disc Sw	5%		2030	\$3,100	5			
Fused Disc Sw	5%		2047	* *	5			
Molded Case Bkrs	60%		2030	\$36,700	5	\$700		
Molded Case Bkrs	30%		2039	* *	5	\$300		
Wiring								
Braided Cloth	60% 2-4	\$53,700	2056	* *	1			
	Insulation Aged, Extent	: Moderate, Area A	Affecte	d : 100%				
	Location : Throughout							
Thermoplastic	20%		2041	* *	1			
Thermoplastic	20%	_	2041	* *	1			

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

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

Asset #: 87

Electrical	Current Repair	Futur	e Replacement	M	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Jnder 600 Volts	•	•				•		
Motor Controllers								
Locally Mounted	70%	2029	\$106,000	5	\$200			
Locally Mounted	30%	2044	* *	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$600			
Stand-by Power								
Transfer Switches								
Automatic	100%	2044	* *	1	\$12,900			
Generators					****			
Diesel	100%	2040	**	1	\$16,300			
	Other Observation, Extent : Light, Are	a Affected	: 100%					
	Location: Outside							
D	Explanation: One 56 Kilowatt							
Batteries Lead/Acid	100%	2025	¢2.500	5	¢1 (00			
	100%	2023	\$2,500	5	\$1,600			
Lighting Interior Lighting								
Fluorescent	30%	2036	* *	10	\$11,600			
Tuorescent	Other Observation, Extent : Light, Are		. 100%	10	\$11,000			
	Location: Throughout The Building	u rijjecicu	. 10070					
	Explanation: Using T-8 Lamps							
Fluorescent	55%	2036	* *	10	\$21,200			
ridorescent	Other Observation, Extent : Light, Are		. 100%	10	\$21,200			
	Location: Throughout The Building	u rijjecicu	. 10070					
	Explanation: Using T-12 Lamps							
Fluorescent	5%	2036	* *	10	\$1,900			
Tuorescent	Other Observation, Extent : N/A, Area Location : Hallways		100%	10	\$1,700			
	Explanation: Compact Fluorescent	Light Fixtu	res					
Fluorescent	10%	2036	* *	10	\$3,900			
	T-8 Lamps And Fixtures, Extent: Ligh	t, Area Affe	ected : 100%					
	Location: Throughout The Building							
Egress Lighting								
Emergency, Service	45%	2031	\$11,900	1				
Emergency, Battery	5%	2031	\$3,600	10	\$500			
Exit, Service	50%	2031	\$9,300	1				
Exterior Lighting								
HID	50%	2031	\$100,200	10	\$100			
	Other Observation, Extent : Light, Are Location : Roof And Outside Perime	ter	: 100%					
	Explanation: Operated Via Photoce.	ll						
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%	2031	\$16,100	1	\$3,100			

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

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

Asset #: 87

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2036	* *	1-3	\$5,200	

	Current Repair Future Replacement		Maintenance				
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
40%			2034	\$43,400	1	\$8,300	
60%			2034	\$15,500	5	\$1,500	
		\$4,100 evere, Area Affected	2039 2041 2:5%	* *	4	\$800	
Leak Evide	ent, Extent	: Moderate, Area A	ffected :	5%			
Not in Ser	vice, Extent		2041 ected : 2.		1	\$2,300	
Damper(s)	Malfunction	-		\$202,000 rea Affected : 1009	1 %	\$5,800	
65%			2036	* *	1	\$8,800	
100%			2047	* *	1		
75% 25%			2026	\$122,000	1		
100%			LIFE	* *	2-5	\$23,400	
100%			2031	\$83,300	2	\$1,300	
100%			2036	* *	1		
				* *	4	\$6,200	
/	40% 60% 40% 60% Corroded, Location 10% Not in Serv Location 25% Damper(s) Location 65% 100%	Total (Years) 40% 60% 40% 60% Now Corroded, Extent : Se Location : Valves In Leak Evident, Extent Location : By Valve 10% Now Not in Service, Extent Location : Room 54 25% Now Damper(s) Malfuncti Location : Mechani 65% 100% 75% 25% 100% 100%	Total (Years) 40% 60% Now \$4,100 Corroded, Extent: Severe, Area Affected Location: Valves In Basement Leak Evident, Extent: Moderate, Area A Location: By Valves In Basement 10% Now \$48,500 Not in Service, Extent: Severe, Area Affe Location: Room 5409 25% Now \$20,200 Damper(s) Malfunctioning, Extent: Mod Location: Mechanical Equipment Roo 65% 100% 75% 25% 100%	Total (Years) FY	Total (Years) FY	Total (Years) FY (Yrs)	Total (Years) FY (Yrs)

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

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

Asset #: 87

Mechanical	Current Repair	Future Replacement	Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority			
Plumbing								
Sanitary Piping								
Cast Iron	100%	LIFE *	* 1					
	Other Observation, Extent : Mode	-						
	Location: Galvanized Steel Thre	O .						
	Explanation : Piping Nearing En	nd Of Useful Life						
Storm Drain Piping								
Cast Iron	100%	LIFE *	* 1					
	Other Observation, Extent : Mode							
	Location : Galvanized Steel Thre	-						
	Explanation : Piping Nearing En	nd Of Useful Life						
Sump Pump(s)								
Non-Submersible	100%	2039 *	* 4	\$900				
Backflow Preventer								
Generic	100%	2036 *	* 1	\$2,600				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE *	*					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement To 4th Floo	r						
	Explanation: One Unit Which M	Aalfunctions Often						
Fire Suppression								
Standpipe								
Generic	100%	2041 *	* 1-5	\$21,200				
Sprinkler								
Generic	100%	2057 *	* 1-2	\$11,800				
Chemical System								
No Component	98%							
Generic	2%	2026 \$1,40	0 1-3	\$6,300				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Elevator Machine Ro							
	Explanation: Elevator Machine	Room						

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : CONEY ISLAND HOSPITAL AMBULANCE

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 02-Mar-2021 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Exterior Architecture		\$96,400		\$34,800
Total		\$96,400		\$34,800
Importance Code A		\$96,400		\$34,800
Total		\$96,400		\$34,800
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,400	\$400	\$5,300	\$500
Interior Architecture	\$3,400	\$600		\$500
Electrical	\$600	\$500	\$400	\$600
Mechanical	\$200	\$200	\$6,500	\$300
Site Pavements	\$22,600			
Total	\$50,200	\$1,600	\$12,200	\$2,000
Importance Code A	\$23,400	\$400	\$5,300	\$500
Importance Code B	\$4,100	\$900	\$6,900	\$1,500
Importance Code C	\$22,600	\$300		
Total	\$50,200	\$1,600	\$12,200	\$2,000



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

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

Asset #: 2671

Architecture	Current Repair Future Replacement				M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				•				•
Exterior Walls								
Masonry: Brick	Diagonal Location Effloresce Location Horizonta Location Joint Mon Location Rusting M Location Spalling, Location Vertical C	n: Exterior ence, Extent n: East Fac ul Cracks, E n: Main En rtar Miss/Er n: Through Masonry Sup n: Over Ma Extent: Mo n: North Ar Cracks, Exte	: Moderate, Area A cade extent: Moderate, A trance ood, Extent: Moder out out tt, Extent: Moderat tin Entrance And G derate, Area Affect and East Facades ont: Moderate, Area	Affected : Area Affect ate, Area Arage Do ed : 10%	: 15% cted : 10% a Affected : 40% Affected : 25% oors	5	\$11,500	
			Corners Of Buildin	ıg				
Metal Sect. OHD	18%			2037	* *	5	\$8,600	
Stucco Cement	5%)		2037	* *	5	\$1,900	
Window Wall	Location	servation, E	\$9,500 Extent : Moderate, A nd Misaligned by Installed	2062 Area Affe	* * cted : 50%	5	\$600	
Windows								
Aluminum	-	ation, Exter	nt : Light, Area Affe cade, East Facade		\$34,800	5	\$700	
Aluminum	60%)		2048	* *	5	\$1,100	
Parapets								
Masonry: Brick	Location Joint Mon	/Crumbling, n : Through tar Miss/Er	\$10,900 Extent: Moderate out ood, Extent: Moder ad East Facades			5	\$1,700	
Pre-Cast Concrete	Location Diagonal	Crumbling, n : Through	\$3,100 Extent : Moderate out tent : Moderate, Ar			5	\$1,200	
Roof								
Not Accessible	100%)						
nterior								
Floors Cost in Place Comparets	500/			LIDD	* *	_	¢10.200	
Cast in Place Concrete	50%			LIFE	* *	5	\$10,300	
Ceramic Tile	5% 450/			2041	* *	5	\$500	
Vinyl Tile	45%	1		2037		3	\$2,100	

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

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

Asset #: 2671

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$800	
Fiberglass Panel	15%			LIFE	* *			
Gypsum Board	45%			LIFE	* *	5	\$3,600	
Masonry: Brick	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	60%			2045	* *	5	\$5,600	
Exposed Struc: Concrete	40%			LIFE	* *	5	\$600	
Site Enclosure								
Retaining Walls								
Under Construction	100%							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Asphalt	100%	Now	\$22,600	2035	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	ffected : 20%			
	Location	i : Aprons A	At Garage Bays					
S	Sinking/Si	ıbsiding, Ez	xtent : Moderate, A	rea Affec	cted : 15%			
			rain Overflow In F					

Electrical	Current Rep	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	40%	2032	\$1,800	1		
Conduit	60%	2058	* *	1		
Panelboards						
Fused Disc Sw	5%	2031	\$500	5		
Molded Case Bkrs	30%	2031	\$3,100	5	\$100	
Molded Case Bkrs	65%	2054	* *	5	\$100	
Wiring						
Thermoplastic	30%	2032	\$2,800	1		
Thermoplastic	70%	2058	* *	1		
Motor Controllers						
Locally Mounted	100%	2049	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	20%	2032	\$9,100	10	\$1,200	
	T-8 Lamps And Fixtures,	, Extent : Moderate, Area	a Affected : 100%			
	Location : Offices					
Fluorescent	80%	2040	* *	10	\$4,600	
	T-8 Lamps And Fixtures,	, Extent : Moderate, Area	a Affected : 100%		. ,	
	Location : Throughout					

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

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

Asset #: 2671

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2040	* *	1		
Emergency, Battery	10%			2040	* *	10	\$200	
Exit, Service	40%			2040	* *	1		
Exterior Lighting								
HID	25%			2040	* *	10		
LED	5%			2040	* *			
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	\$5,100	

Mechanical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Plant Campus Steam / PRV	100%	2042	* *	1					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Power Plant								
	Explanation : Steam Comes Fr Located In The Power Plant	om Adjacent Powe	r Plant Building	. Pressur	e Reducing Valve				
Distribution									
Steam Piping/Pump	100%	2052	* *						
Terminal Devices									
Air Handler	40%	2037	* *	1	\$1,600				
	Other Observation, Extent : N/A	, Area Affected : 10	00%						
	Location: Roof								
	Explanation: 1 Unit								
Convector/Radiator	10%	2037	* *	1	\$200				
Unit Heater - Steam	50%	2032	\$18,300	4	\$300				
Air Conditioning									
Energy Source									
Electricity	100%	2040	* *	1					
Conversion Equipment									
Exterior Pkg Unit -	25%	2042	* *	2	\$100				
Cooling									
	Other Observation, Extent : N/A	, Area Affected : 25	5%						
	Location: Roof								
	Explanation: 2 Units								
Window/Wall Unit	25%	2027	\$6,100	1					
No Component	50%								

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

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

Asset #: 2671

Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$1,400	
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2037	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : CONEY ISLAND HOSPITAL HAMMETT BUILDING

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 02-Mar-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,4,6

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,921,800	\$113,400
Interior Architecture		\$1,846,700
Electrical	\$231,100	\$1,302,700
Mechanical	\$442,800	\$1,032,300
Total	\$2,595,600	\$4,295,100
Importance Code A	\$1,974,900	\$113,400
Importance Code B	\$620,800	\$4,181,700
Total	\$2 505 600	\$4 205 100

Total	\$2,595,600	\$4,295,100
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\$197,400	\$35,900	\$77,800	\$43,900
\$4,500			
\$112,000	\$34,800	\$67,400	\$42,900
\$80,900	\$1,000	\$10,500	\$1,000
\$197,400	\$35,900	\$77,800	\$43,900
\$11,800	\$11,800	\$11,800	\$11,800
\$6,900			
\$17,000	\$10,900	\$26,300	\$10,300
\$13,800	\$13,100	\$24,700	\$13,500
\$68,000		\$5,800	\$8,200
\$79,900		\$9,300	
FY 2025	FY 2026	FY 2027	FY 2028
	\$79,900 \$68,000 \$13,800 \$17,000 \$6,900 \$11,800 \$197,400 \$80,900 \$112,000 \$4,500	\$79,900 \$68,000 \$13,800 \$17,000 \$10,900 \$6,900 \$11,800 \$11,800 \$197,400 \$35,900 \$1,000 \$112,000 \$4,500	\$79,900 \$9,300 \$68,000 \$55,800 \$13,800 \$13,100 \$24,700 \$17,000 \$10,900 \$26,300 \$6,900 \$11,800 \$11,800 \$11,800 \$197,400 \$35,900 \$77,800 \$80,900 \$1,000 \$10,500 \$112,000 \$34,800 \$67,400



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

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

Asset #:89

rchitecture	Current Repair			re Replacement	M		
vstem Component Type		Date Estimated ars)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	50/		2052	* *	10	¢1.6.600	
Copper/Terne Masonry: Brick	5% 80% No	ow \$955,	2052 000 LIFE	* *	10 5	\$16,600 \$113,400	
Masonly. Blick		ks, Extent : Moderd		ted : 20%	3	\$113,400	
	Horizontal Crae	cks, Extent : Mode	rate, Area Affe	cted : 10%			
		st And West Facad					
	Location : Ea.	ging, Extent : Mod st And West Facad	es				
	Location : Ea.	y Supt, Extent : M st And West Facad	es				
		n Use, Extent : Lig rth And West Elevo		ted : 60%			
Masonry: Limestone	Location : All Loose/Delam St	iss/Erod, Extent : I	Moderate, Ared oderate, Area A	Affected : 5%	5	\$10,600	
Window Wall	5% No	ow \$22, on, Extent : Model	000 2052	* *	5	\$13,300	
Windows							
Aluminum	100%		2040	* *	5	\$3,100	
Parapets Masonry: Brick	-	ow \$69, as, Extent : Modera rners Of Building		* * ted : 20%	5	\$5,400	
		t Failure, Extent : . Parapet Walls	Moderate, Are	a Affected : 20%			
	Water Penetrati	on, Extent : Moder rth East Corner	rate, Area Affe	cted : 15%			
Masonry: Limestone	10% 0- Joint Mortar M Location : At	iss/Erod, Extent : I		* * a Affected : 20%	5	\$700	
		tent : Moderate, A rth East Corner Ar					
		on, Extent : Model					
	Location: No	rth East Corner					

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

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

Asset #: 89

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	600/	3.7	ФОО ООО	2027	# 222 000			
Built-Up (BUR)	60%		\$99,900	2027	\$332,900			
		_	ings, Extent : Mod inical Penthouse	erate, Ared	а Ајјества : 20%			
			nicai Feninouse ctent : Moderate, A	Araa Affaa	tad : 20%			
	-		ut Main Roof	1764 213366	. 2070			
		_	tent : Moderate, A	rea Affect	ed · 15%			
			out Mechanical Pe					
		_	Moderate, Area A		30%			
			ut Main Roof					
Modified Bitumen	20%			2037	* *	10	\$9,300	
Panel/Paver: Cer/Brk	5%	Now	\$32,000	2062	* *			
	Water Pene	tration, Ex	tent : Moderate, A	lrea Affect	ed : 100%			
	Location:	Roof Adjo	acent To Stair T					
Plaza Roof: Stone Panel	s 10%	Now	\$122,200	2062	* *			
			xtent : Moderate, 2					
			ard Adjacent To C				m	
			Eroded, Cracking			-		
Roll Roofing		Now	\$9,300	2034	\$15,400	5	\$1,900	
			tent : Moderate, A	lrea Affect	ed: 25%			
G. CCA.	Location :	Engineer	Ojjice					
Soffits Metal Panel	100%			2042	* *	5-10		
Wictai i anci		rvation E	xtent : N/A, Area A			3-10		
	Location :			ggeerea . 1	0070			
		-	Entry Canopy					
	Блринии		Entry Canopy					
nterior	Ехринии	311 . 11100111	Етту Сапору					
Floors	Ехринии	511 , 111um	Ени у Санору					
Floors Cast in Place Concrete	10%	511 . 11 24 111	Енгу Санору	LIFE	* *	5	\$16,800	
Floors Cast in Place Concrete Ceramic Tile	10% 5%			2035	* *	5	\$3,800	
Floors Cast in Place Concrete	10% 5% 85%	4+	\$36,900	2035 2032	* * \$1,846,700			
Floors Cast in Place Concrete Ceramic Tile	10% 5% 85% Cracking/C	4+ rumbling,	\$36,900 Extent : Moderate	2035 2032	* * \$1,846,700	5	\$3,800	
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile	10% 5% 85%	4+ rumbling,	\$36,900 Extent : Moderate	2035 2032	* * \$1,846,700	5	\$3,800	
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	10% 5% 85% Cracking/C Location:	4+ rumbling,	\$36,900 Extent : Moderate	2035 2032 c, Area Affa	* * \$1,846,700 ected : 10%	5 3	\$3,800 \$24,500	
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	10% 5% 85% Cracking/C Location:	4+ rumbling,	\$36,900 Extent : Moderate	2035 2032 s, Area Affa 2035	* * \$1,846,700	5 3	\$3,800 \$24,500 \$9,100	
Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	10% 5% 85% Cracking/C Location:	4+ rumbling,	\$36,900 Extent : Moderate	2035 2032 c, Area Affa	* * \$1,846,700 ected : 10%	5 3	\$3,800 \$24,500	

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

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

Asset #:89

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	50%		\$12,700	2037	* *	5	\$24,000	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 10%			
AcousTileSusp.Lay-In	15%			2037	* *	5	\$11,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$1,200	
Plaster	25%	4+	\$12,000	LIFE	* *	5	\$12,000	
_	_	_	Extent : Moderate Connecting To Main		*			
Site Enclosure								
Fence/Gates								
Chain Link	15%			2042	* *			
Iron Picket	85%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$6,900	2037	* *			
	Sinking/Sı	ıbsiding, Ex	tent : Moderate, A	rea Affec	eted : 2%			
	Location	ı : Ocean P	arkway Side By Bu	s Stop				
On-Site Walkways								
Cast in Place Concrete	20%			2037	* *			
Not Accessible	80%							
Parking/Driveway								
Not Accessible	100%							

ectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$25,900	5	\$300	
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location	: Electrica	al Room					
	Explanat	ion : One 2	2,000 Ampere Main	Discon	nect Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$166,200	5	\$2,000	
Raceway								
Conduit	100%			2032	\$118,500	1		
Panelboards								
Fused Disc Sw	10%			2031	\$9,200	5	\$200	
Molded Case Bkrs	90%			2031	\$82,600	5	\$1,800	
Wiring								
Braided Cloth	70%	2-4	\$124,500	2057	* *	1		
	Insulation	Aged, Exte	nt : Severe, Area A	ffected :	100%			
	Location	: Through	out The Building					
Thermoplastic	30%			2032	\$53,300	1		

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

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

Asset #: 89

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Motor Controllers									
Locally Mounted	100%	2030	\$242,400	5	\$500				
Ground									
Grounding Devices									
Not Accessible	100%								
Stand-by Power									
Transfer Switches									
Automatic	100%	2030	\$14,000	1	\$22,900				
	Other Observation, Extent : N	I/A, Area Affected : 10	00%						
	Location : Electrical Room								
	Explanation: Three Automa	tic Transfer Switches	1						
Generators									
Diesel	100%	2041	* *	1	\$28,900				
	Other Observation, Extent : N	***	00%						
	Location: Parking Lot Behi	-							
	Explanation: 300 Kilowatt	Temporary Diesel Ge	nerator Installed	!					
Lighting									
Interior Lighting	0.00 /	•••	4.20.500	4.0	***				
Fluorescent	80%	2032	\$639,600	10	\$37,700				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout The	Building							
	Explanation: T-8 Lamps								
Fluorescent	20%	2040	* *	10	\$9,400				
	T-8 Lamps And Fixtures, Exte	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%							
	Location : First Floor								
Egress Lighting									
Emergency, Service	10%	2040	* *	1					
Emergency, Service	40%	2032	\$12,900	1					
Exit, Service	50%	2027	\$11,300	1					
Exterior Lighting									
HID	30%	2027	\$106,600	10	\$100				
No Component	70%								
Alarm									
Security System									
Generic	100%	2037	* *	1	\$27,800				
F' /G 1 P · · ·					· · · · · · · · · · · · · · · · · · ·				
Fire/Smoke Detection									

Mechanical	Current Repair				re Replacement	М		
System Component Type		Date ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 89

Mechanical		Current Repair Future Replacement Maintena				aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating	L								
Energy Source Plant Campus Steam / PRV	100%			2032	\$2,900	1			
	Location Explana	: 4th Floo tion : Stean	xtent : N/A, Area A r Mechanical Equi n Comes From Sepo Power Plant Buildi	pment Ro arate Po		Pressure	e Reducing Valve		
Conversion Equipment Heat Exchanger, Plate & Frame	40%			2028	\$53,100	1	\$10,200		
Tame	Location	Other Observation, Extent : N/A, Area Affected : 40% Location : 4th Floor Mechanical Equipment Room Explanation : 2 Units							
No Component	60%								
Distribution	0070								
Hot Wtr Piping/Pump	40%			2040	* *	4	\$1,000		
Steam Piping/Pump	60%			2052	* *		,		
Terminal Devices									
Air Handler	20%			2032	\$79,100	1	\$6,400		
Convector/Radiator	40%			2037	* *	1	\$6,600		
Induction Unit	40%			2035	* *	1	\$6,600		
Air Conditioning									
Energy Source									
Electricity	100%			2040	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	40%			2027	\$310,100	1	\$9,500		
1	Other Observation, Extent: N/A, Area Affected: 40%								
	Location	: 4th Floo	r Mechanical Roon	n					
	Explana	tion : Using	g 410a Refrigerant.						
Split Unit	10%			2037	* *				
•	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	5%				
	Location	: Ground	Floor Back Yard						
	Explana	tion : Supp	y 1st Floor						
Window/Wall Unit	40%			2027	\$79,600	1			
No Component	10%								
Distribution									
CW & CHW Wtr Pipe/Pump	40%			2042	* *	4	\$1,500		
No Component	60%								
Terminal Devices Air Handler/Cool/Ht	40%			2032	\$367,000	1	\$12,700		
No Component	60%								
Heat Rejection Water Cooling Tower	100%			2033	\$238,900	2	\$51,700		
Jentilation									

Ventilation

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

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

Asset #:89

Mechanical	Current Repair	Future	e Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Ventilation										
Distribution					*					
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$11,500					
No Component	60%									
Exhaust Fans	400/	2022	фо 2 2 00	2	# 600					
Interior	40%	2032	\$93,200	2	\$600					
Roof	10%	2032	\$10,200	2	\$200					
No Component	50%									
Plumbing										
H/C Water Piping Brass/Copper	100%	2042	* *	1						
HW Heat Exchanger	10070	2042		1						
Steam Fired	100%	2032	\$254,100	4	\$5,100					
Steam Fired	Other Observation, Extent: N/A, A			4	\$5,100					
		Location: 1st Floor - Room 150								
	Explanation: 2 Units									
Sanitary Piping	Explanation . 2 Ontis									
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping	10070	EH E		-						
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)	10070	211 2								
Submersible	100%	2026	\$2,300	4	\$2,400					
	Other Observation, Extent: N/A, A Location: 1st Floor Explanation: 2 Units	Area Affected :			. ,					
Fixtures										
Generic	100%									
/ertical Transport										
Elevators										
Gearless Traction	100% Other Observation, Extent: N/A, A Location: 1st Floor To 6th Floor Explanation: Two Units		**							
Fire Suppression	-									
Standpipe										
Generic	100%	2042	* *	1-5	\$25,900					
Sprinkler										
No Component	50%									
Generic	50%	2052	* *	1-2	\$7,200					
-	Other Observation, Extent: N/A, A Location: 3rd, 4th And 5th Floor Explanation: Three Floors Out 0	r	100%							

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : CONEY ISLAND HOSPITAL MAIN BLDG.

Address : 2601 OCEAN PARKWAY

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

Date of Survey : 02-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,9,10,11,13,14

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,493,100	\$2,640,800
Interior Architecture	\$1,368,000	\$1,266,700
Electrical	\$1,849,700	\$2,621,600
Mechanical	\$13,467,800	\$1,780,100
Total	\$18,178,500	\$8,309,200
Importance Code A	\$1,493,100	\$2,640,800
Importance Code B	\$16,685,400	\$5,371,800
Importance Code C		\$296,600
Total	\$18,178,500	\$8,309,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,100		\$47,200	
Interior Architecture	\$40,000	\$34,900	\$40,000	\$100,000
Electrical	\$107,400	\$95,900	\$92,500	\$105,600
Mechanical	\$68,000	\$149,000	\$146,300	\$132,800
Site Pavements	\$31,900			
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
Total	\$429,800	\$404,100	\$450,400	\$462,700
Importance Code A	\$89,100	\$24,700	\$71,900	\$26,200
Importance Code B	\$308,800	\$344,500	\$378,500	\$436,500
Importance Code C	\$31,900	\$34,900		
Total	\$429,800	\$404,100	\$450,400	\$462,700



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

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

Asset #: 88

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete		Now	\$160,200	LIFE	* *	5	\$130,900	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
	Location: 3rd And 5th Floor Sun Shade Cantilevers							
	Staining/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 75%			
	Location	: Through	out Underside Of A	lll Sun Si	hade Cantilevers			
Masonry: Brick	53%			LIFE	* *	5	\$277,500	
Metal Sect. OHD	2%			2037	* *	5	\$32,700	
Pre-Cast Concrete	5%	Now	\$97,100	LIFE	* *	5	\$85,100	
	-		Extent : Moderate		ffected : 10%	-	400,200	
	_	_	ne Story Building					
Window Wall	35%			2052	* *	5	\$687,300	
Windows								
Aluminum	98%			2048	* *	5	\$270,400	
Metal Louvers	2%			2041	* *	10	\$34,500	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$25,600	
Masonry: Limestone	10%	0-2	\$32,400	LIFE	* *	5	\$6,400	
·	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout							
	Staining/L	Discoloring,	Extent : Light, Are	ea Affecto	ed : 25%			
	-	: Through	-	50				
Metal Panel	5%			2042	* *	5	\$9,900	
Metal Rail	30%			2045	* *	5-10	\$277,000	
Metal: Cage/Fence	5%			2037	* *	5-10	\$19,800	

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

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

Asset #: 88

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof Built-Up (BUR)	35% Gravel/Slag Surface, Extent : Light, Ar Location : Throughout	2032 \$1,201,700 ea Affected : 100%	10 \$100,700	
Copper/Terne Fluid Applied Roofing	2% 10% Now \$206,200 Patching Evident, Extent: Light, Area Location: 8th Floor Balcony Vegetation Growth, Extent: Moderate,		10 \$14,400	
	Location: 8th Floor Balcony Water Penetration, Extent: Moderate, Location: Areas Below 8th Floor Bal Worn/Eroded, Extent: Moderate, Area Location: 8th Floor Balcony	Area Affected : 10% lcony		
Modified Bitumen	35% Recent Replace Evident, Extent: N/A, A Location: South Building Wings And		10 \$100,700	
Modified Bitumen	8% 4+ \$25,700 Ponding, Extent: Moderate, Area Affect Location: Lower One Story Roof Are Worn/Eroded, Extent: Light, Area Affect Location: Lower One Story Roof Are	as cted : 25%		
Panel/Paver: Cer/Brk	2% Now \$79,200 Cracking/Crumbling, Extent: Moderat Location: 3rd Floor Off Of Physical Vegetation Growth, Extent: Light, Area Location: 3rd Floor Off Of Physical	Training Room a Affected : 75%		
Traffic Topping	8% Now \$202,700 Cracking/Crumbling, Extent: Moderat Location: 3rd Floor Activity Roof Of Misaligned/Bulging, Extent: Moderate Location: 3rd Floor Activity Roof Of Other Observation, Extent: Moderate, Location: 3rd Floor Activity Roof Of Explanation: This Roof Is A Plaza Ro	f Of Physical Therapy c, Area Affected : 20% f Of Physical Therapy Area Affected : 100% f Of Physical Therapy	Failing Materials Including	
g . gg.	Granite, Asphalt And Concrete			
Soffits Cast in Place Concrete	10% Other Observation, Extent: N/A, Area Location: Canopy At Loading Dock Explanation: None	LIFE ** Affected : 100%	5	
Metal Panel	2% Other Observation, Extent: N/A, Area Location: Main Entry Canopy Explanation: None	2042 ** Affected : 100%	5-10	
Stucco Cement	88%	2037 **	5	

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

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

Asset #: 88

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						1		
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$116,700	
Ceramic Tile	5%			2041	* *	5	\$53,300	
Ceramic Tile	5%			2041	* *	5	\$53,300	
Quarry Tile	5%			2037	* *	5	\$80,000	
Raised Access Floor	2%			2035	* *	5	\$80,000	
Terrazzo	3%			LIFE	* *	5	\$25,000	
Vinyl Tile	75%	4+	\$452,000	2037	* *	3	\$300,000	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 2%			
Interior Walls								
Ceramic Tile	6%			2041	* *	5	\$69,800	
Concrete Masonry Unit	15%			LIFE	* *	5	\$69,800	
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%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	\$133,300	
AcousTileSusp.Lay-In	25%	Now	\$90,700	2045	* *	5	\$133,300	
			xtent : Moderate, A acy Room And Kitch					
T 10 0							фо. 2 00	
Exposed Struc: Concrete	Water Pen	Now netration, E. n : 2nd Floo	\$163,400 xtent : Moderate, A or Kitchen	LIFE rea Affed	* * cted : 5%	5	\$8,300	
Metal Panel	30%	Now	\$541,900	LIFE	* *	5	\$400,000	
	Deformed		xtent : Moderate, A	rea Affec	eted : 25%	-	,,	
	_	d/Bulging, 1 : Various	Extent : Moderate, Corridors	Area Aff	fected : 25%			
Plaster	30%			LIFE	* *	5	\$200,000	
Site Enclosure	3070			ביוובי			Ψ200,000	
Retaining Walls								
Under Construction	100%							
Site Pavements	10070							
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	85%	0-2	\$3,900	2037	* *			
			Extent : Moderate		fected : 10%			
	_	_	Areas Adjacent To					
Under Construction	15%							
- Chaci Constituction	15/0							

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

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

Asset #: 88

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway							
Asphalt	60% 0-2	\$16,700	2035	* *			
	Cracking/Crumblin	g, Extent : Moderate	, Area Aj	fected : 25%			
	Location: East P	arking Areas					
Cast in Place Concrete	30% 0-2	\$11,400	2037	* *			
	Cracking/Crumblin	g, Extent : Moderate	, Area Aj	fected : 25%			
	Location: Inner	Courtyard Driveway	On East	Side Of Building			
Under Construction	10%						
Activity Yard							
Pavers/Stone	100%		2035	* *			
	Other Observation,	Extent: N/A, Area A	ffected :	100%			
	Location : West In	ner Courtyard Area					
	Explanation : Loc	cation Noted.					

lectrical	Current Repair	Future R	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2058	* *	5	\$2,200	
	Other Observation, Extent: N/A	1, Area Affected : 100	0%			
	Location: Electrical Room 1s	t Floor				
	Explanation: Two 4,000 Amp	ere Main Disconnect	Switches For S	ections (CAndD	
Fused Disc Sw	30%	2058	* *	5	\$900	
Transformers						
Dry Type	100%	2037	* *	5	\$2,700	
	Other Observation, Extent: N/A	1, Area Affected : 100	0%			
	Location: Electrical Room					
	Explanation: One 500 Kilovo	lt-ampere, 480 Hv-20	08/120 Low Vol	tage		
Switchgear / Switchboard						
Air Circuit Breaker	40%	2042	* *	5	\$1,500	
Fused Disc Sw	50%	2058	* *	5	\$1,600	
Fused Disc Sw	10%	2032	\$86,400	5	\$300	
Raceway						
Conduit	70%	2032	\$653,700	1		
Conduit	30%	2058	* *	1		
Panelboards						
Fused Disc Sw	5%	2031	\$49,000	5	\$800	
Fused Disc Sw	5%	2054	* *	5	\$800	
Molded Case Bkrs	60%	2031	\$587,700	5	\$11,400	
Molded Case Bkrs	30%	2054	* *	5	\$5,700	

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

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

Asset #: 88

System Component Type	\$500 \$7,900 \$8,900	Priority
Wiring Braided Cloth 50% 2-4 \$695,100 2057 ** 1 Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout	\$7,900	
Braided Cloth	\$7,900	
Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout	\$7,900	
Thermoplastic 10% 2032 \$139,000 1	\$7,900	
Motor Controllers	\$7,900	
Locally Mounted 10% 2030 5	\$7,900	
Motor Control Center 40% 2030 \$714,300 5 Motor Control Center 45% 2049 ** 5 Variable Frequency Drive 5% 2045 ** 5 Ground Grounding Devices Not Accessible 50% 5	\$7,900	
Motor Control Center 45% 2049 * * * 5 Variable Frequency 5% 2045 * * * Drive		
Variable Frequency 5% 2045 **	\$8,900	
Drive Standard Frequency Standard Frequency		
Grounding Devices Not Accessible Not Accessible Stand-by Power Transfer Switches Automatic 65% 2049 ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Twenty Automatic Transfer Switches Automatic 35% 2030 \$37,400 1 Other Observation, Extent: N/A, Area Affected: 100%		
Stand-by Power Transfer Switches Automatic 65% 2049 ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Twenty Automatic Transfer Switches Automatic 35% 2030 $37,400$ 1 Other Observation, Extent: N/A, Area Affected: 100%		
Transfer Switches Automatic 65% 2049 ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Twenty Automatic Transfer Switches Automatic 35% 2030 $37,400$ 1 Other Observation, Extent: N/A, Area Affected: 100%		
Automatic 65% 2049 ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Twenty Automatic Transfer Switches Automatic 35% 2030 \$37,400 1 Other Observation, Extent: N/A, Area Affected: 100%		
Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: Twenty Automatic Transfer Switches Automatic 35% 2030 \$37,400 1 Other Observation, Extent: N/A, Area Affected: 100%		
Location : Electrical Room Explanation : Twenty Automatic Transfer Switches Automatic 35% 2030 \$37,400 1 Other Observation, Extent : N/A, Area Affected : 100%	\$144,600	
Explanation : Twelve Automatic Transfer Switches	\$77,800	
Lighting		
Interior Lighting		
Fluorescent 40% 2042 ** 10 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: T-8 Lamps	\$261,500	
Fluorescent 20% 2037 ** 10 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: T-5 Lamps	\$130,700	
Fluorescent 10% 2037 ** 10 Compact Fluorescent Light, Extent: Moderate, Area Affected: 100% Location: Throughout The Building	\$65,400	
Fluorescent 20% 2037 ** 10 T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Throughout The Building		
LED 10% 2040 **	\$130,700	

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

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

Asset #: 88

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	20%		2037	* *	1		
Emergency, Service	40%		2042	* *	1		
Emergency, Battery	5%		2032	\$61,200	10	\$8,600	
Exit, Service	10%		2032	\$31,400	1		
Exit, Service	25%		2042	* *	1		
Exterior Lighting							
HID	24%		2027	\$827,700	10	\$500	
HID	6%		2042	* *	10	\$100	
No Component	70%						
Alarm							
Security System							
Generic	100%		2037	* *	1	\$270,000	
Fire/Smoke Detection							
Generic, Digital	100%		2037	* *	1-3	\$459,000	

lechanical		Current Repair		Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estima (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	* *	1		
	Other Obse	ervation, Extent : I	N/A, Area A	ffected :	100%			
	Location	: Basement						
	Explanati	on : Steam Comes	s From Sep	arate Po	wer Plant Building			
Conversion Equipment								
Heat Exchanger, Plate & Frame	70%			2035	* *	1	\$246,700	
	Other Obse	ervation, Extent : I	N/A, Area A	ffected :	70%			
	Floor, 2 U	: 2 Units In Basen Inits On 13th Floo Ion : 10 Units			Floor, 1 Unit On 8 ipment Room	th Floor,	4 Units On 1st	
Pres. Reducing Valve/LP Steam	30%			2035	* *	5	\$12,700	
Distribution								
Hot Wtr Piping/Pump	70%			2048	* *	4	\$24,600	
Steam Piping/Pump	30%			2042	* *			
Terminal Devices								
Air Handler	30%			2027	\$4,114,000	1	\$132,200	
Convector/Radiator	,		\$83,400	2037	* *	1	\$145,000	
		ervation, Extent : I	Light, Area	Affected	: 10%			
		: Throughout						
	Explanati	on : Thermostatic	Valves Ne	ed Repair	r Or Replacement			

Air Conditioning

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

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

Asset #: 88

echanical	Current Repair	Futu	e Replacement	M	aintenance			
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Conditioning		•				•		
Energy Source								
District Chilled Water	5%	2052	* *	1				
	Other Observation, Extent: N/A, Area	Affected :	5%					
	Location: 4th Floor Of New Wing							
	Explanation: Chilled Water Supplied	By Powe	r Plant					
Electricity	95%	2040	* *	1				
Conversion Equipment								
Centrifugal, Elec Chiller	3%	2041	* *	1	\$23,100			
G .	Other Observation, Extent: N/A, Area	Affected :	100%					
	Location : Roof							
	Explanation: Units Serve Labor And	Delivery	Rooms					
Centrifugal, Elec Chiller	2%	2028	\$297,200	1	\$15,400			
2 ,	Other Observation, Extent : Severe, Are	a Affecte			. ,			
	Location: Roof							
	Explanation: On Extended Life / Serves Emergency Room							
Interior Pkg Unit -	10%	2026	\$1,152,500	2	\$4,400			
Cooling	1070	2020	Ψ1,152,500	_	\$ 1,100			
Cooling	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Various Locations	33						
	Explanation: Many Units On Extende	ed Life						
Exterior Pkg Unit -	10%	2032	\$799,000	2	\$4,400			
Cooling	1070	2032	Ψ1757,000	_	ψ1,100			
Split Unit	15%	2037	* *					
Window/Wall Unit	60%	2025	\$1,656,400	1				
Distribution			4-,000,000					
CW & CHW Wtr	5%	2042	* *	4	\$2,600			
Pipe/Pump		- 0		•	\$2,000			
No Component	95%							
Terminal Devices								
Air Handler/Dir	20%	2027	\$2,794,300	1				
Expansion			, , ,					
No Component	80%							
Heat Rejection								
Air Cooled Condenser	20%	2032	\$422,000	2	\$99,300			
Unit			•		-			
Water Cooling Tower	10%	2026	\$368,100	2	\$71,700			
	On Extended Life, Extent : Moderate, A	rea Affec	ted : 100%					
	Location : Roof / Serves Nuclear Med	licine Roo	om					
No Component	70%							
Dehumidifier								
Generic	100%	2036	* *					
	Other Observation, Extent: N/A, Area	Affected :	10%					
	Location: 10th Floor Roof							
	Explanation: 1 Unit							

Ventilation

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

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

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

Asset #: 88

Mechanical	Current Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$397,400	
Exhaust Fans						
Interior	90%	2027	\$2,908,800	2	\$19,600	
	On Extended Life, Extent : M	Ioderate, Area Affec	ted : 100%			
	Location : Throughout					
Roof	10%	2032	\$141,400	2	\$2,200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2042	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2042	* *	4	\$105,700	
	Other Observation, Extent:	N/A, Area Affected :	100%		, ,,,,,,,	
	Location: 1st Floor Mecha					
	Explanation: 2 Units	1 1				
Sanitary Piping	· ·					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$148,000	4	\$15,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:		100%			
	Location : 8 Units From 1s			h Floor		
	Explanation: 9 Units Of W					
Fire Suppression	Empression . > Ones Of II	1 11.0 01.00	- 5.151. 11011011			
Standpipe						
Generic	100%	2042	* *	1-5	\$359,300	
Sprinkler	20070	2012			<i>\$227,200</i>	
No Component	80%					
Generic	20%	2042	* *	1-2	\$39,900	
Generic	20 / U	2042		1-2	ψ39,900	

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.

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : CONEY ISLAND HOSPITAL POWER PLANT

Address : 2601 OCEAN PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 18,604 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 02-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,405,900	\$93,000
Interior Architecture	\$132,100	\$57,900
Electrical	\$57,700	\$1,488,900
Mechanical		\$567,700
Total	\$1,595,700	\$2,207,400
Importance Code A	\$1,405,900	\$159,500
Importance Code B	\$134,500	\$2,048,000
Importance Code C	\$55,300	
Total	\$1,595,700	\$2,207,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,200		\$41,200	_
Interior Architecture	\$300	\$100		
Electrical	\$26,900	\$2,500	\$15,900	\$2,700
Mechanical	\$8,200	\$5,500	\$8,200	\$5,200
Site Pavements	\$12,400			
Total	\$55,900	\$8,100	\$65,300	\$7,900
Importance Code A	\$10,000	\$1,800	\$43,100	\$1,800
Importance Code B	\$33,500	\$6,300	\$22,200	\$6,100
Importance Code C	\$12,400			
Total	\$55,900	\$8,100	\$65,300	\$7,900



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

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

Asset #: 90

chitecture	Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Exterior Walls									
Masonry: Brick	100% Now	\$532,900	LIFE	* *	5	\$31,600			
	Diagonal Cracks, Ex								
	Location: West Fac								
	Horizontal Cracks, E		1rea Affe	cted : 20%					
	Location: West Fac								
	Joint Mortar Miss/En								
	Location: Outside Corners, Expansion Joints And Wall Penetrations								
	Misaligned/Bulging, Extent: Moderate, Area Affected: 20%								
	Location : All Facades And Interior Courtyard Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
				Affectea : 20%					
	Location: Wall Per	-							
	Spalling, Extent : Mo Location : Various	**		•					
Windows									
Aluminum	20%		2040	* *	5	\$600			
Metal Louvers	15%		2035	* *	10	\$2,900			
Steel	65% Now	\$93,000	2057	* *	5	\$12,600			
	Corrosion/Rusting, E		lrea Affed	cted : 25%					
	Location : Through								
	Glazing Broken/Crac		rate, Are	a Affected : 25%					
	Location : Through								
	Thermally Inefficient		e, Area A <u>j</u>	ffected : 100%					
	Location : Through	out							
Parapets Masangu Brists	650/ Now	\$100,200	LIEE	* *	5	\$2,000			
Masonry: Brick	65% Now Diagonal Cracks, Ex	\$100,200	LIFE		5	\$3,900			
	Location : Corners	ieni . Moderdie, Ar	еи Ајјесі	еи . 10/0					
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Interior Parapet Wall Throughout								
	Vertical Cracks, Exte			1 · 10%					
	Location: West Fac		. 1199 00000						
Metal Panel	5%		2042	* *	5	\$1,200			
Metal Rail	10%		2037	* *	5-10	\$10,800			
Metal: Cage/Fence	10%		2037	* *	5-10	\$4,600			
Pre-Cast Concrete	10% Now	\$5,000	LIFE	* *	5	\$3,700			
		. ,		Affected : 20%	2	ΨΞ,, σσ			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Interior Parapet Walls								
	Worn/Eroded, Extent	-	Affected :	40%					
	Location : Through	out							

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

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

Asset #: 90

Architecture		Current l	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Built-Up (BUR)	Gravel/Slo	ı : Through	\$111,000 Extent : Light, Are out xtent : Severe, Area					1
	Location	ı : Over Sto	orage Area, Carpen	ter Shop	s And Lower Roof	- East Sid	le	
Copper/Terne Modified Bitumen Single Ply Membrane	5% 40% 15%			2047 2037 2027	* * * * \$146,100	10 10 10	\$5,800 \$18,600 \$7,000	
Skylight, Metal/Glass	Location Water Pen	roken/Crac ı : Through	xtent : Moderate, A					
Sloped Glazing	Broken/M Location Caulking L Location Water Pen	n : Transom Deteriorate n : Transom	ed, Extent : Modera Windows xtent : Moderate, A	te, Area	Affected : 30%	5	\$93,000	
Interior								
Floors Cast in Place Concrete Ceramic Tile Vinyl Tile	95% 2% 3%			LIFE 2035 2032	* * * * \$23,600	5 5 3	\$57,900 \$600 \$300	
Interior Walls								
Concrete Masonry Unit Masonry: Brick	Location Water Pen Location	Now Cracks, Ex n: Plumbin netration, E n: Offices -	\$55,300 tent : Moderate, Ar g Shop xtent : Moderate, A Plumbing Shop : Moderate, Area A	rea Affe	cted : 5%	5	\$600	

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

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

Asset #: 90

Architecture	Current Repair Future Replacement		re Replacement	M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concre		Now	\$76,800	LIFE	*:	* 5	\$3,900	
	_	_	, Extent : Moderate	v				
			Shop And Mezzani		-			
		_	t : Moderate, Area A	4ffected	: 25%			
		ı : Through						
			xtent : Moderate, A					
	Location	ı : Plumber	Shop And Mezzani	ne Stora	ige			
Exposed Struc: Steel	10%			LIFE	* :	*		
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Through	out					
	Explana	tion : Com	ponent Actually Co.	ncrete M	letal Decking			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	*:	*		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,700	2037	* :	*		
	U	_	, Extent : Moderate	, Area A	ffected : 25%			
	Location	ı : Perimete	er Sidewalks					
Parking/Driveway								
Asphalt		Now	\$7,700	2035	* :	*		
	0	_	, Extent : Moderate	, Area A	ffected : 20%			
	Location	ı : Parking	Areas					
	Sinking/Si	ubsiding, E.	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	ı : Parking	Areas And Loading	Docks				

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	80%	2032	\$53,200	5	\$100			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room							
	Explanation : Four 5,000 Ampere M Mechanical Equipment	1ain Disconr	nect Switches For	Generato	or And			
Air Circuit Breaker	20%	2032	\$13,300	5				
	Other Observation, Extent: N/A, Are	a Affected :	100%					
	Location : Electrical Room							
	Explanation: One 2,500 Ampere Main Disconnect Switch For The Building							
Switchgear / Switchboard					-			
Fused Disc Sw	30%	2032	\$190,800	5				
Molded Case Bkrs	70%	2032	\$445,200	5	\$300			

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

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

Asset #: 90

Electrical		Current l	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								<u> </u>
Raceway								
Conduit	90%			2032	\$722,800	1		
Conduit	10%			2058	**	1		
Panelboards								
Fused Disc Sw	15%			2031	\$14,700	5	\$100	
Molded Case Bkrs	65%			2031	\$63,500	5	\$300	
Molded Case Bkrs	20%			2054	* *	5	\$100	
Wiring							·	
Braided Cloth	40%	2-4	\$22,000	2057	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	40%			2032	\$22,000	1		
Thermoplastic	20%			2058	**	1		
Motor Controllers	2070			2000		-		
Locally Mounted	10%			2049	* *	5		
Locally Mounted	20%			2030	\$7,200	5		
Motor Control Center	70%			2030	\$35,100	5	\$400	
Ground	7070			2030	Ψ22,100		ψ100	
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	
Generic	50%			LIFE	* *	5	\$100	
Stand-by Power							*	
Transfer Switches								
Automatic	60%			2030	\$6,700	1	\$3,400	
	Location	: Electrica	Extent : N/A, Area A al Room 1st Floor Automatic Transfe					
Automatic	40%			2049	* *	1	\$2,300	
	Other Obs Location	: Electrica	Extent : N/A, Area A al Room 1st Floor Automatic Transfer	ffected :				
Generators	•		v					
Diesel	70%			2028	\$57,700	1	\$5,000	
	Location	: Generat	Extent : N/A, Area A or Room 1st Floor	ffected :	100%			
		tion: Two	1,200 Kilowatts					
Diesel			Extent : N/A, Area A or Room Outside	2045 ffected :	**	1	\$2,200	
	Explana	tion : One .	300 Kilowatts					
Batteries								
Lead/Acid	70%			2025	\$1,800	5	\$500	
Nickel Cadmium	30%			2027	\$800	5	\$1,200	

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

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

Asset #: 90

Electrical	Current Rep	oair Fut	Future Replacement Maintenance		aintenance				
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Fuel Storage									
Day Tank	20%	2054		5					
	Other Observation, Exte		: 100%						
	Location: Generator								
	Explanation: One 275								
Day Tank	40%	2031	. ,	5					
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator I								
	Explanation: Two 112	Gallons							
Main Tank	40%	2035	* *	5					
		Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Fuel Storag	ge Room 1st Floor							
	Explanation: One 25,	000 Gallons							
Lighting									
Interior Lighting									
Fluorescent	60%	2037		10	\$10,200				
	T-8 Lamps And Fixtures			15.					
		And Electrical Room, (
Fluorescent	10%	2037		10	\$1,700				
	Compact Fluorescent Li	0	a Affected : 100%						
	Location : Throughout	The Building							
LED	30%	2042	**						
Egress Lighting									
Emergency, Service	50%	2037	* *	1					
Emergency, Service	10%	2042	* *	1					
Emergency, Battery	5%	2032	\$1,600	10	\$200				
Exit, Service	35%	2032	\$2,900	1					
Exterior Lighting									
HID	15%	2032	. ,	10					
LED	15%	2040	* *						
No Component	70%								
Alarm									
Fire/Smoke Detection									
Generic, Digital	100%	2037	**	1-3	\$11,800				

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2062	* *	1		

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

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

Asset #: 90

Mechanical	Current Repair	Future R	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Conversion Equipment	1000/	20.52	ماد ماد		010.400		
Steam Boiler	100%	2052	**	1	\$18,400		
	Other Observation, Extent: Note Location: Basement Boiler 1)%0				
	Explanation: 3 Steam Boiler						
Distribution	Explanation . 3 Steam Botter						
Central Plant Steam	100%	2052	* *	4	\$900		
Piping/Pmp							
	Other Observation, Extent : N	/A, Area Affected : 100	0%				
	Location : Boiler Room						
	Explanation: Provides Steam	n To The Other Camp	us Buildings				
Terminal Devices	1000/	2022	Ф471 COO	1	Φζ.000		
Fan Coil Unit/Heat	100%	2032	\$471,600	1	\$6,000		
Air Conditioning Energy Source							
Plant Campus Steam /	100%	2042	* *	1			
PRV	10070	2012		•			
Conversion Equipment							
Absorption	100%	2037	* *	1	\$20,100		
Chiller/Direct Fire							
	Other Observation, Extent: N	/A, Area Affected : 100	0%				
	Location: 1st Floor						
H. A.D. C. A.C.	Explanation: 2 Units. Lithiu.	m Bromide Is The Ref	rigerant Used				
Heat Rejection Water Cooling Tower	100%	2033	\$96,100	2	\$18,700		
Ventilation	10070	2033	\$70,100		\$10,700		
Exhaust Fans							
Roof	70%	2032	\$25,800	2	\$400		
Wall Unit	30%	2032	\$2,500	2	\$200		
lumbing							
H/C Water Piping							
Galvanized Steel	100%	2037	* *	1			
HW Heat Exchanger	1000/	20.42	* *	4	#2 000		
Steam Fired	100%	2042		4	\$2,800		
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor						
	Explanation : Provides Hot V	Nater To Adiacent Rui	ldino				
Sanitary Piping	Empirical Trovines 110t /	10 Hajacom Bui	8				
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2032	\$3,800	4	\$400		
Fixtures							
Generic	100%						

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 02-Mar-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,8

Block : 7239 Lot : 1 BIN : 3337274

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$181,600	\$1,461,600
Interior Architecture	\$351,900	\$3,799,500
Electrical	\$111,900	
Total	\$645,400	\$5,261,100
Importance Code A	\$181,600	\$1,461,600
Importance Code B	\$463,800	\$3,650,400
Importance Code C		\$149,100
Total	\$645,400	\$5,261,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$71,200	\$27,000
Interior Architecture	\$40,700			\$18,100
Electrical	\$17,700	\$15,100	\$16,900	\$19,000
Mechanical	\$26,800	\$27,500	\$49,900	\$39,200
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$124,600	\$82,100	\$177,400	\$142,800
Importance Code A	\$3,600	\$5,100	\$75,100	\$30,700
Importance Code B	\$121,000	\$77,000	\$102,300	\$112,100
Importance Code C				
Total	\$124,600	\$82,100	\$177,400	\$142,800



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

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

Asset #: 14325

Architecture		Current Repair		Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	75%			2052	* *	5-10	\$665,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$21,000	
Window Wall	20%			2052	* *	5	\$96,900	
Windows	1000/			• • • • •		_	0.5.4.4.0.0	
Aluminum	100%			2048	* *	5	\$54,100	
Parapets					di di	_	** < 000	
Metal Panel	75%			2052	* *	5	\$26,900	
Pre-Cast Concrete	25%			LIFE	* *	5	\$14,600	
Roof	1000:			2022	000-100	10	00000	
Modified Bitumen	100%			2032	\$897,100	10	\$80,300	
Soffits								
Metal Panel	100%			2052	**	5-10	\$33,900	
			tent : N/A, Area A	ffected :	100%			
		: Entry Can	ору					
	Explanati	ion : None						
nterior								
Floors	7 0 /				* *	_	#20.000	
Cast in Place Concrete	5%	3.7	#251 000	LIFE		5	\$28,800	
Sheet Vinyl/Rubber		Now	\$351,900	2032	\$3,518,600	5	\$39,400	
	-	-	ent : Moderate, Ai	rea Affec	ted : 40%			
		: Corridors						
Terrazzo	20%			LIFE	* *	5	\$41,100	
Vinyl Tile	55%			2037	* *	3	\$72,300	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$45,900	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	65%			LIFE	* *	5	\$149,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2045	* *	5	\$45,200	
Gypsum Board	70%			LIFE	* *	5	\$131,800	
ite Pavements							·	
On-Site Walkways								
Cast in Place Concrete	90%			2045	* *			
Panel/Paver: Concrete	10%			2052	* *			
Parking/Driveway								
Asphalt	100%			2035	* *			

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

Under 600 Volts

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

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

Asset #: 14325

Electrical	Current Repair Future Replacem				lacement Maintenance				
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts	•						•		
Service Equipment									
Air Circuit Breaker	80%		2052	* *	5	\$500			
		ion, Extent : N/A, Area A		100%					
		ectrical Room First Floo	-						
	Explanation:	One 4,000 Ampere Mail	n Disconi	nect Switch					
Fused Disc Sw	20%		2052	* *	5	\$100			
	Other Observat	ion, Extent : N/A, Area A	Affected :	100%					
	Location : Ele	ectrical Room First Floo	r						
	Explanation:	One 800 Ampere Main	Disconne	ct Switch For Eme	rgency				
Switchgear / Switchboard									
Air Circuit Breaker	70%		2052	* *	5	\$400			
Molded Case Bkrs	30%		2052	* *	5	\$1,000			
Raceway									
Conduit	100%		2052	* *	1				
Panelboards									
Fused Disc Sw	10%		2048	* *	5	\$300			
Molded Case Bkrs	90%		2048	* *	5	\$2,900			
Wiring									
Thermoplastic	100%		2052	* *	1				
Motor Controllers									
Locally Mounted	70%		2045	* *	5	\$600			
Variable Frequency	30%		2049	* *					
Drive									
Ground									
Grounding Devices									
Not Accessible	100%								
Stand-by Power									
Transfer Switches									
Automatic	100%		2045	* *	1	\$37,500			
		ion, Extent : N/A, Area A	00	100%					
	Location : Ele	ectrical Room First Floo	r						
	Explanation:	Six Automatic Transfer	Switches						
Lighting									
Interior Lighting									
Fluorescent	20%		2037	* *	10	\$22,400			
		ion, Extent : Light, Area	Affected	: 100%					
	Location: Throughout The Building								
	Explanation:	T-5 Lamps							
Fluorescent	75%		2037	* *	10	\$83,900			
		ion, Extent : Light, Area	Affected	: 100%					
	Location: Th	roughout The Building							
	Explanation:	T-8 Lamps							
Fluorescent	5%		2037	* *	10	\$5,600			
		escent Light, Extent : Mo		Area Affected : 100		+ - , - · ·			
	-	roughout The Building							

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

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

Maintenance

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

Asset #: 14325

Future Replacement

Current Repair

Electrical

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ighting									
Egress Lighting									
Emergency, Service	58%			2037	* *	1			
Emergency, Battery	2%			2037	* *	10	\$600		
Exit, LED	40%			2060	* *	1			
Exterior Lighting									
HID	30%			2037	* *	10	\$100		
No Component	70%								
Alarm									
Security System									
Generic	100%			2037	* *	1	\$45,600		
Fire/Smoke Detection									
Generic, Digital	100%			2037	* *	1-3	\$77,500		
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority	
Component	Total	(Years)		FY		(Yrs)			
Туре									
Ieating									
Energy Source	1000/			20.42	* *	1			
Plant Campus Steam / PRV	100%			2042		1			
	Other Obs	servation E	Extent : N/A, Area A	ffected ·	100%				
		ı : Power P	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10070				
	Explana	tion · Stean	n Comes From Sepo	arate Po	wer Plant Building				
Conversion Equipment	Z.i.p.tu.i.tu		, comes i rom sept		Tree I tame Barrang				
Heat Exchanger, Plate &	60%			2035	* *	1	\$36,200		
Frame	0070			2000		1	Ψ30,200		
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%				
	Other Observation, Extent: N/A, Area Affected: 100% Location: Power Plant Building								
			ted In Power Plant						
Pres. Reducing Valve/LP	40%			2041	* *	5	\$2,900		
Steam	1070			2011		5	Ψ2,>00		
Distribution									
Hot Wtr Piping/Pump	60%			2048	* *	4	\$3,600		
Steam Piping/Pump	40%			2052	* *	•	ψ2,000		
Terminal Devices	1070								
Air Handler	40%			2037	* *	1	\$30,200		
Fan Coil Unit/Heat	30%			2037	* *	1	\$11,800		
Induction Unit	30%			2041	* *	1	\$11,800		
Air Conditioning							. ,		
Energy Source									
District Chilled Water	90%			2052	* *	1			
			Extent : N/A, Area A		100%				
			lant Building						
			_	D	DI 4				
	Ехріапа	non : Cniii	ed Water Comes Fr	om Pow	er Piant				

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

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

Asset #: 14325

Mechanical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Split Unit	10%	2037	* *			
No Component	90%					
Distribution CW 8 CHW W	1000/	2052	* *	4	¢< 000	
CW & CHW Wtr Pipe/Pump	100%	2052		4	\$6,000	
ripe/rump	Other Observation, Extent : N/A, Location : Room 108k	Area Affected : 100%				
	Explanation: Equipment Room	Located On The 1st Flo	or			
Terminal Devices	* * *					
Air Handler/Cool/Ht	100%	2037	* *	1	\$75,400	
entilation entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$68,000	
Exhaust Fans						
Roof	100%	2037	* *	2	\$3,700	
lumbing						
H/C Water Piping	1000/	2052	* *	1		
Brass/Copper	100%	2052	* *	1		
HW Heat Exchanger Steam Fired	100%	2052	* *	4	¢12 100	
Steam Fired	Other Observation, Extent: N/A,			4	\$12,100	
	Location: 1st Floor - Room 19	**				
	Explanation: 2 Units, Located		oom			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	50%					
	Other Observation, Extent : Ligh	t, Area Affected : 0%				
	Location: One In Front, One In					
	Explanation: 2 Main Valve Box	xes With 90 Percent New	Backflow	Prevente	er	
Generic	50%	2037	* *	1	\$3,700	
	Other Observation, Extent: N/A,	**				
	Location: Fire Pump Room 19					
	Explanation : For Sprinkler Se	rvice				
Fixtures	1000/					
Generic	100%					
/ertical Transport						
Elevators Gearless Traction	100%	LIFE	* *			
Gearless Traction	0ther Observation, Extent: N/A,					
	Location: 1st Floor To 8th Flo	**				
	Explanation: 5 Units	OI .				
Fire Suppression	Explanation . 5 Ontis					

Fire Suppression

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

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

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

Asset #: 14325

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$63,800	
Sprinkler						
Generic	100%	2052	* *	1-2	\$34,200	
Fire Pump				•		•
Generic	100%	2041	* *	1	\$22,800	

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : CUMBERLAND NFCC BLDG B

Address : 100 NORTH PORTLAND AVENUE @ BQE

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 09-Sep-2022 Landmark Status : NONE

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

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,500,300	\$509,000
Interior Architecture	\$77,600	\$258,600
Electrical		\$360,000
Mechanical		\$1,010,200
Total	\$1,577,900	\$2,137,800
Importance Code A	\$1,500,300	\$608,700
Importance Code B	\$77,600	\$1,529,100
Total	\$1,577,900	\$2,137,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$60,900			
Interior Architecture	\$120,800		\$21,000	\$3,500
Electrical	\$16,700	\$3,400	\$3,600	\$4,500
Mechanical	\$62,700	\$11,000	\$6,400	\$8,500
Site Enclosure	\$6,900			
Site Pavements	\$13,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$285,700	\$18,400	\$34,900	\$20,400
Importance Code A	\$62,000	\$1,100	\$1,500	\$1,100
Importance Code B	\$175,800	\$17,300	\$33,400	\$18,500
Importance Code C	\$47,900			\$800
Total	\$285,700	\$18,400	\$34,900	\$20,400



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

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

Asset #: 1003

chitecture	Current Repair	М			
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior			•		•
Exterior Walls					
Masonry: Brick	95% Now \$597,200 Diagonal Cracks, Extent: Moderate, As Location: Bulkheads	LIFE ** rea Affected : 5%	5	\$70,900	
	Joint Mortar Miss/Erod, Extent : Model Location : Throughout	rate, Area Affected : 30%			
	Rusting Masonry Supt, Extent : Modera Location : Bulkheads	ite, Area Affected : 20%			
	Spalling, Extent : Moderate, Area Affect Location : Various Locations, West En				
Masonry: Marble	5% Now \$35,700 Broken/Missing Elements, Extent: Mod Location: Various Window Lintels	LIFE ** lerate, Area Affected : 15%	5	\$2,800	
	Joint Mortar Miss/Erod, Extent : Moder Location : Front Entry	rate, Area Affected : 50%			
Windows					
Steel	100% Now \$790,900 Broken/Missing Elements, Extent: Mod Location: Stairwells	2059 ** lerate, Area Affected : 10%	5	\$64,300	
	Corrosion/Rusting, Extent: Moderate, A Location: Throughout	Area Affected : 50%			
	Deteriorated Finish, Extent : Moderate, Location : Throughout				
	Glazing Broken/Cracked, Extent: Mode Location: Stairs				
	Thermally Inefficient, Extent : Moderate Location : Throughout	e, Area Affected : 50%			
Parapets Magazza Priols	60% Now \$11.500	TIEE **	5	¢1 200	
Masonry: Brick	60% Now \$11,500 Joint Mortar Miss/Erod, Extent: Model Location: Throughout	LIFE	5	\$1,800	
Masonry: Marble	40%	LIFE **	5-10	\$14,500	
Roof				-	
Built-Up (BUR)	100% Now \$112,100 Miss/Damaged Flashings, Extent : Mod Location : Throughout And At Connec				
	Vegetation Growth, Extent : Moderate, Location : Along South And East Wall	Area Affected : 25% ls			
	Worn/Eroded, Extent : Moderate, Area L Location : Throughout	Affected: 50%			
Soffits					
Stucco Cement	100% Now \$700 Cracking/Crumbling, Extent : Moderate Location : Awnings Over Two Rear En		5	\$100	

Interior

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

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

Asset #: 1003

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•					•		•
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$26,700	
Ceramic Tile	5%			2043	* *	5	\$3,100	
Terrazzo	15%			LIFE	* *	5	\$14,300	
Vinyl Tile	55%			2039	* *	3	\$12,600	
Vinyl Tile		Now	\$77,600	2034	\$258,600	3	\$3,400	
		issing Elem n : Basemen	ents, Extent : Mode t	erate, Ar	ea Affected : 10%			
	_	Crumbling, n : Basemen	Extent : Moderate	, Area A <u>j</u>	ffected : 25%			
			: Moderate, Area A	ffected :	25%			
		n : Basemen		55				
Interior Walls								
Ceramic Tile	4%			2043	* *	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%	1		LIFE	* *	10	\$4,100	
Ceilings								
AcousTileSusp.Lay-In	55%			2047	* *	5	\$33,600	
Exposed Struc: Concrete		Now	\$28,100	LIFE	* *	5	\$1,400	
	-	Reinforceme n : Roof Pei	ent, Extent : Modero athouse	ate, Area	Affected : 5%			
Gypsum Board	25%	ı		LIFE	* *	5-10	\$52,400	
Plaster	5%	Now	\$4,700	LIFE	* *	5	\$1,900	
		issing Elem n : Basemer	ents, Extent : Mode et Corridor	erate, Ar	ea Affected : 10%			
Site Enclosure								
Fence/Gates								
Chain Link	100%	ı		2044	* *			
Retaining Walls								
Cast in Place Concrete		Now	\$6,900	2054	* *			
	_	_	Extent : Moderate At Entrance By Ra		ffected : 10%			
Site Pavements		·						
On-Site Walkways								
Cast in Place Concrete	Cracking/	Now Crumbling, n : Various .	\$1,400 Extent : Moderate Locations	2039 , Area A <u>j</u>	* * ffected : 15%			
Masonry: Granite	5%	ı		LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	\$12,300	2037	* *			
	_	_	Extent: Moderate		ffected : 20%			
	Location	n : Drivewa	y At Rear Of Buildi	ng				

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Asset #: 1003

Electrical		Current Repair Future Replacement			M			
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%			2034	\$99,700	5	\$1,000	
			xtent : Light, Area	Affected	: 100%			
		: Electrica						
 	Explana	tion : No A	vailable Nameplate	Ratings				
Switchgear / Switchboard	000/			2024	ФОО ООО	-	Ф000	
Molded Case Bkrs	90%			2034	\$89,800 * *	5	\$900	
Molded Case Bkrs	10%			2054	· · · ·	5	\$100	
Raceway Conduit	90%			2024	£20,000	1		
Conduit	10%			2034 2054	\$38,000	1		
Panelboards	10%			2034	-1- 11-	1		
Molded Case Bkrs	20%			2050	* *	5	\$200	
Molded Case Bkrs	80%			2030	\$49,000	5	\$200 \$800	
Wiring	8070			2033	\$49,000		\$600	
Braided Cloth	20%	4+	\$11,900	2059	* *	1		
Braided Cloth		=	ent : Moderate, Are		ed · 100%	1		
		: Through		u 11jjeete	. 10070			
Thermoplastic	80%			2054	* *	1		
Motor Controllers	0070			2034		1		
Locally Mounted	80%			2047	* *	5	\$200	
Locally Mounted	20%			2032	\$24,200	5	\$100	
Ground	2070			2032	Ψ2 1,200		Ψ100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
	Other Obs	ervation, E	xtent : Light, Area	Affected	' : 100%		. ,	
	Location	: Basemen	t					
	Explana	tion : Water	r Main					
Lighting	-							
Interior Lighting								
LED	100%			2042	* *			
Egress Lighting								
Emergency, Battery	50%			2034	\$31,700	10	\$4,500	
Exit, Battery	50%			2034	\$26,700	10	\$1,200	
Exterior Lighting				• • • •				
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System	1000/			2042	* *	1	¢12.000	
Generic	100%		Sutant , I i=1-4 A.	2042		1	\$13,800	
			Extent : Light, Area out The Building	Ајјестеа	. 100%			
		U	· ·	22				
Fire/Smoke Detection	Expianai	ion : Came	eras Security System	rı				
Generic, Digital	100%			2034	\$97,300	1-3	\$23,400	
Generic, Digital	10070			2034	\$97,300	1-3	\$43,400	

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Asset #: 1003

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source Plant Campus Steam / PRV	100%		2044	* *	1			
	Other Observation, E. Location: Basemen. Explanation: Steam	t						
Conversion Equipment		supplied I fold II	gareent B	8 ©				
Heat Exchanger, Plate & Frame	60%		2037	* *	1	\$11,000		
		ther Observation, Extent : Light, Area Affected : 25% Location : Basement Steam Room						
Pres. Reducing Valve/LP Steam			2037	* *	5	\$900		
Steam	Other Observation, E. Location: Basemen Explanation: 2 Uni	t Steam Room	Affected	: 75%				
Distribution	Explanation . 2 Onl	15						
Hot Wtr Piping/Pump	60%		2042	* *	4	\$1,600		
Central Plant Steam Piping/Pmp	40%		2044	* *	4	\$700		
Terminal Devices								
Convector/Radiator No Component	80% 20%		2039	* *	1	\$9,500		
Air Conditioning								
Energy Source								
Electricity	100%		2042	* *	1			
Conversion Equipment Ext Pkg Unit - Heating/Cooling	90%		2034	\$570,500	2	\$2,000		
in the state of th	R-22 Refrigerant, Ext Location: Air Hand		ea Affect	ed : 100%				
	Other Observation, E. Location : Air Hand		Area Affe	cted : 20%				
	Explanation: Hot W	Vater Coils						
Split Unit	5%		2034	\$44,800				
Window/Wall Unit	5%		2029	\$7,100	1			
Heat Rejection Air Cooled Condenser Unit	90%		2034	\$98,300	2	\$23,100		
No Component	10%							
Ventilation Distribution	2070							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,600		
	/-					\$2 2, 000		

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

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

Asset #: 1003

Estimated Cost	Priority
\$900	
\$900	
\$900	
\$100	
*	
\$5,500	
\$18,600	
Ψ10,000	
\$500	
Ψ500	
\$1,600	
	\$1,600 \$1,600

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.

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : CUMBERLAND NFCC BLDG C

Address : 100 NORTH PORTLAND AVENUE @ BQE

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 09-Sep-2022 Landmark Status : NONE

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

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,800	\$1,362,400
Interior Architecture	\$343,200	\$112,900
Electrical		\$937,600
Mechanical	\$1,158,600	\$5,900,600
Total	\$1,552,600	\$8,313,600
Importance Code A	\$50,800	\$1,362,400
Importance Code B	\$1,389,700	\$6,890,000
Importance Code C	\$112,000	\$61,100
Total	\$1,552,600	\$8,313,600

Total	\$621,600	\$80,700	\$127,000	\$77,200
Importance Code C	\$90,700			
Importance Code B	\$396,000	\$69,000	\$114,200	\$65,600
Importance Code A	\$135,000	\$11,700	\$12,800	\$11,700
Total	\$621,600	\$80,700	\$127,000	\$77,200
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Site Pavements	\$18,300			
Site Enclosure	\$18,100			
Mechanical	\$135,600	\$43,700	\$66,600	\$35,600
Electrical	\$56,500	\$19,200	\$23,900	\$21,700
Interior Architecture	\$252,100		\$17,600	\$2,200
Exterior Architecture	\$123,300		\$1,100	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2727

chitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls						_		
Cast in Place Concrete		Now	\$49,300	LIFE	**	5	\$20,100	
	_	-	, Extent : Moderate e Of Plaza Annex A		fected: 10%			
CI DI I		: East Sta	e Oj Piaza Annex A		* *		#2 000	
Glass Block	2%			LIFE	* *	5	\$2,000	
Masonry: Brick Cavity	63%	0.2	¢16.200	LIFE	**	5	\$101,500	
Masonry: Limestone	5%	0-2	\$16,200	LIFE		5	\$3,000	
	_	rumbling, : Window	, Extent : Moderate Sills	, Area A <u>j</u>	Jected : 15%			
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$45,300	
Metal Panel	5%			2054	* *	5-10	\$27,700	
Window Wall	5%			2054	* *	5	\$15,100	
Windows								
Aluminum	90%			2050	* *	5	\$200	
Metal Louvers	10%			2043	* *	10	\$100	
Parapets								
Cast in Place Concrete		Now	\$1,300	LIFE	* *	5	\$700	
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 15%			
			laza Ramp					
			ure, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Annex P	laza Ramp					
Masonry: Brick Cavity	85%			LIFE	* *	5-10	\$8,200	
Metal Rail	7%				ata ata	5-10		
				2047	* *	5-10	\$1,800	
Pre-Cast Concrete	3%			2047 LIFE	* *	5	\$1,800 \$500	
Pre-Cast Concrete Roof	3%							
	3% 5%							
Roof				LIFE	* *	5	\$500	
Roof Asphalt Macadam	5% 90% Gravel/Sla		Extent : Moderate,	2039 2034	* * * * \$1,210,200	5	\$500 \$3,800	
Roof Asphalt Macadam	5% 90% Gravel/Sla	g Surface, : Through		2039 2034	* * * * \$1,210,200	5	\$500 \$3,800	
Roof Asphalt Macadam	5% 90% Gravel/Sla			2039 2034	* * * * \$1,210,200	5	\$500 \$3,800	
Roof Asphalt Macadam Built-Up (BUR)	5% 90% Gravel/Sla Location			2039 2034 Area Afj	* * \$1,210,200 Sected: 100%	5 5 10	\$500 \$3,800 \$101,400	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk	5% 90% Gravel/Sla Location 5%			2039 2034 Area Afj	* * \$1,210,200 Sected: 100%	5 5 10	\$500 \$3,800 \$101,400	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits	5% 90% Gravel/Sla Location 5%			2039 2034 Area Afr 2044	* * \$1,210,200 Yected: 100% * *	5 5 10	\$500 \$3,800 \$101,400 \$7,500 \$300	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel	5% 90% Gravel/Sla Location 5%			2039 2034 <i>Area Afg</i> 2044 LIFE	** \$1,210,200 Fected: 100% **	5 5 10 10 5-10	\$500 \$3,800 \$101,400 \$7,500	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete	5% 90% Gravel/Sla Location 5% 25% 50%	: Through	out	2039 2034 Area Afj 2044 LIFE LIFE LIFE	** \$1,210,200 Sected: 100% ** ** ** **	5 5 10 10 5-10 5	\$500 \$3,800 \$101,400 \$7,500 \$300	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel	5% 90% Gravel/Sla Location 5% 10% 25% 50% Joint Mort	: Through	\$21,400 rod, Extent : Moder	2039 2034 Area Afj 2044 LIFE LIFE LIFE	** \$1,210,200 Sected: 100% ** ** ** **	5 5 10 10 5-10 5	\$500 \$3,800 \$101,400 \$7,500 \$300	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel	5% 90% Gravel/Sla Location 5% 10% 25% 50% Joint Mort Location	: Through Now ar Miss/Er : Plaza Av	\$21,400 rod, Extent : Moder	2039 2034 Area Afi 2044 LIFE LIFE LIFE ate, Area	** \$1,210,200 Sected: 100% ** ** ** ** Affected: 50%	5 5 10 10 5-10 5	\$500 \$3,800 \$101,400 \$7,500 \$300	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel	5% 90% Gravel/Sla Location 5% 10% 25% 50% Joint Mort Location Other Obs	: Through Now ar Miss/Er : Plaza Av	\$21,400 rod, Extent : Moder wning Extent : N/A, Area A	2039 2034 Area Afi 2044 LIFE LIFE LIFE ate, Area	** \$1,210,200 Sected: 100% ** ** ** ** Affected: 50%	5 5 10 10 5-10 5	\$500 \$3,800 \$101,400 \$7,500 \$300	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel	5% 90% Gravel/Sla Location 5% 10% 25% 50% Joint Mort Location Other Obs Location	: Through Now ar Miss/Ei : Plaza Av ervation, E : Plaza Av	\$21,400 rod, Extent : Moder wning Extent : N/A, Area A	2039 2034 Area Afi 2044 LIFE LIFE LIFE LIFE ate, Area ffected:	** \$1,210,200 Fected: 100% ** ** Affected: 50%	5 5 10 10 5-10 5	\$500 \$3,800 \$101,400 \$7,500 \$300	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel Glass: Special Gauge	5% 90% Gravel/Sla Location 5% 10% 25% 50% Joint Mort Location Other Obs Location Explanat	: Through Now ar Miss/Ei : Plaza Av ervation, E : Plaza Av	\$21,400 rod, Extent : Moder wning Extent : N/A, Area A wning	2039 2034 Area Afi 2044 LIFE LIFE LIFE LIFE ate, Area ffected:	** \$1,210,200 Fected: 100% ** ** Affected: 50%	5 5 10 10 5-10 5	\$500 \$3,800 \$101,400 \$7,500 \$300 \$6,900	
Roof Asphalt Macadam Built-Up (BUR) Panel/Paver: Cer/Brk Soffits Exposed Struc: Concrete Exposed Struc: Steel	5% 90% Gravel/Sla Location 5% 25% 50% Joint Mort Location Other Obs Location Explanat 15%	Now ar Miss/Er : Plaza Av ervation, E : Plaza Av ion: This	\$21,400 rod, Extent : Moder wning Extent : N/A, Area A wning Is Actually Polycar	2039 2034 Area Afi 2044 LIFE LIFE LIFE ate, Area ffected: bonate G 2054	** \$1,210,200 Sected: 100% ** ** ** ** ** ** *Affected: 50% 100% Glazing **	5 5 10 10 5-10 5 1	\$500 \$3,800 \$101,400 \$7,500 \$300	

Interior

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

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

Asset #: 2727

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$77,200	
Ceramic Tile	5%			2037	* *	5	\$8,800	
Terrazzo	15%		\$126,400	LIFE	* *	5	\$20,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%						
	Location	n : Through	out First Floor Co	ridor An	nd Lobby			
Vinyl Tile	10%	Now	\$49,800	2044	* *	3	\$6,600	
	Adhesion	Failure, Ex	tent : Moderate, Ar	ea Affec	ted : 10%			
	Location	n : Basemer	nt Corridor Under I	Plaza				
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	n : Basemer	nt And 5th Floor Co	orridors				
Vinyl Tile	60%	ı		2039	* *	3	\$39,700	
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%		\$52,900	2047	* *	5	\$15,500	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
		n : Basemer						
	_	_	Extent : Light, Are	a Affecte	ed : 5%			
	Location	n : Basemer	nt .					
AcousTileSusp.Lay-In	50%	ı		2047	* *	5	\$103,600	
Exposed Struc: Concrete	15%			LIFE	* *	5-10	\$38,900	
Metal Panel	10%			LIFE	* *	5	\$51,800	
Plaster	10%	ı		LIFE	* *	5-10	\$35,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	ı		2044	* *			
Free Standing Walls								
Masonry: Fieldstone		Now	\$2,600	2054	**			
			Extent : N/A, Area A	ffected :	100%			
		n : Plaza Aı						
	Explana	tion: This.	Is Actually A Grani	te Clad i	Vall			

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

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

Asset #: 2727

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	
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	50%			2054	* *				
Masonry: Fieldstone	50%	Now	\$15,400	2044	* *				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%								
	Location	: Entrance	e Plaza Planters						
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%				
	Location	: Plaza Ar	rea						
	Explanat	tion: This	Is Actually Granite	Clad Wo	alls				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$11,300	2039	* *				
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	: Sidewall	k On East Side By F	Plaza Are	ea				
On-Site Walkways									
Cast in Place Concrete	70%	Now	\$3,500	2039	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location	: West Sid	e Of Building						
Masonry: Granite	30%			LIFE	* *				
Parking/Driveway									
Asphalt	100%	Now	\$3,500	2037	* *				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%								
	Location	: Parking	Lot						
	Potholes, I	Extent : Mo	oderate, Area Affec	ted : 5%					
	Location	: Parking	Lot						

ectrical	Current Repair	Future	Replacement	Ma	aintenance		
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2044	* *	5	\$600		
	Other Observation, Extent: Mode.	rate, Area Affect	ed : 100%				
	Location : Basement Electrical F	Room					
	Explanation : Main Service Circ	uit Breaker Is 4,0	000 Amperes				
Transformers							
Dry Type	100%	2039	* *	5	\$400		
	Other Observation, Extent : Light,	Area Affected :	100%				
	Location : Electrical Room						
	Explanation: 150 Kilovolt Ampe	re					
Switchgear / Switchboard							
Air Circuit Breaker	50%	2034	\$99,700	5	\$300		
Molded Case Bkrs	50%	2034	\$99,700	5	\$1,600		
Raceway							
Conduit	90%	2034	\$163,700	1			
Conduit	10%	2054	* *	1			

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

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

Asset #: 2727

Electrical	Current Repa	ir Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•	•					
Panelboards							
Molded Case Bkrs	10%	2050	* *	5	\$300		
Molded Case Bkrs	90%	2033	\$146,900	5	\$2,800		
Wiring							
Thermoplastic	75%	2054	* *	1			
Thermoplastic	25%	2034	\$69,300	1			
Motor Controllers	4007	2015		_	4200		
Locally Mounted	40%	2047	* *	5	\$300		
Motor Control Center	60%	2047	* *	5	\$1,900		
Ground							
Grounding Devices Generic	100%	LIFE	* *	5	\$2.500		
Generic	Other Observation, Exten			3	\$3,500		
	Location: Basement	і . Ligii, лгей Ајјесіей	. 100/0				
	Explanation : Water Ma	in					
Stand-by Power	Explanation : Water Ma						
Transfer Switches							
Automatic	100%	2032	\$28,100	1	\$36,300		
Generators							
Diesel	100%	2030	\$111,100	1	\$45,700		
	Other Observation, Exten		: 100%				
	Location: Basement Ge						
	Explanation: Rated At 2	200 Kilowatts					
Batteries	1000/	2027	#2.500	-	#4.400		
Lead/Acid	100%	2027	\$2,500	5	\$4,400		
Fuel Storage	100%	LIFE	* *	5			
Underground Storage	Other Observation, Exten			3			
	Location : Underground		. 100/0				
	Explanation: 900 Gallo						
Lighting							
Interior Lighting							
Fluorescent	5%	2029	\$91,700	10	\$5,400		
	T-12 Lamps And Fixtures,	Extent : Light, Area Ag	fected : 100%				
	Location: Basement						
LED	95%	2042	* *				
Egress Lighting							
Emergency, Service	50%	2034	\$37,100	1			
Exit, Service	50%	2034	\$26,000	1			
Exterior Lighting							
LED	20%	2042	* *				
No Component	80%						

Alarm

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

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

Asset #: 2727

Electrical	Current Rep	air Futu	Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
larm									
Security System									
Generic	100%	2042	* *	1	\$44,000				
	Other Observation, Exte	nt : Light, Area Affectea	! : 100%						
	Location : Throughout	The Building							
	Explanation: Cameras	Security System							
Fire/Smoke Detection									
Generic, Analog	50% 4+	\$31,100 2029	\$155,500	1-3	\$33,000				
_	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout								
	Explanation : System H	las A Mix Of Old And Ν	lew Devices						
Generic, Digital	50%	2039	* *	1-3	\$36,300				

lechanical		Current Repair		Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source									
Natural Gas	100%			2054	* *	1			
Conversion Equipment									
Steam Boiler	100%			2051	* *	1	\$116,800		
Distribution									
Hot Wtr Piping/Pump	70%	Now	\$18,500	2033	\$184,500	4	\$4,100		
	Corroded,	Extent : Se	evere, Area Affected	: 20%					
	Location	: Basemer	nt And Penthouse A	nd Mech	anical Equipment	Room			
Central Plant Steam Piping/Pmp	30%	Now	\$203,400	2034	\$1,016,900	4	\$1,700		
1 6 1	Corroded, Extent : Severe, Area Affected : 20%								
	Location	: Steam M	ains In Basement L	Due To L	eaks In Courtyard	And Pati	o Above		
			Extent : Moderate, 2		•				
		: Through		33					
Terminal Devices									
Air Handler	30%	Now	\$34,000	2029	\$680,600	1	\$19,700		
	Broken, Ex	ctent : Seve	re, Area Affected :	100%					
	Location	Location : Air Handler In Basement							
Convector/Radiator	60%			2039	* *	1	\$22,900		
Fan Coil Unit/Heat	10%			2034	\$298,900	1	\$3,800		
r Conditioning									
Energy Source									
Electricity	100%			2050	* *	1			

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

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

Asset #: 2727

			A3361 # . Z	1 2 1				
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	1							•
Conversion Equipment								
Centrifugal, Elec Chille			\$516,200	2037	* *	1	\$80,400	
			evere, Area Affected	d: 10%				
			t Chiller On Roof					
			ing, Extent : Severe	-	•	c		
		v	Two Units Operatin	_	·	f		
			Extent : Severe, Area	a Affecte	d:70%			
		i : Through		M 16				
E (DL II.)			matic Controls Are				Ф200	
Ext Pkg Unit -	3%			2034	\$60,800	2	\$200	
Heating/Cooling Split Unit	5%			2034	\$143,100			
Window/Wall Unit	15%			2034	\$68,500	1		
No Component	7%			2029	\$00,500	1		
Distribution	770							
CW & CHW Wtr	85%	Now	\$61,600	2044	* *	4	\$4,900	
Pipe/Pump			**-,***				4 1,5 0 0	
	Corroded,	Extent : So	evere, Area Affected	d: 20%				
		ı : Basemer						
			Extent : Light, Area	Affected	: 10%			
		: Roof Pe						
			illed And Condense	er Water .	Pumps			
No Component	15%							
Terminal Devices	0.50/	0.2	Ø104.000	2024	Φ1 040 100		Φ.Σ.Σ. 0.0.0	
Air Handler/Cool/Ht	85%		\$184,900	2034	\$1,849,100	1	\$55,800	
			evere, Area Affected t Air Handling Uni		amant			
			ing, Extent : Moder					
			tic Controls Malfun					
No Component	15%		The Continues Intuly and		In Busement			
Heat Rejection	13/0							
Water Cooling Tower	85%	0-2	\$192,500	2032	\$481,300	2	\$80,700	
water cooming rower			Extent : Severe, Are			_	Ψου, του	
		: Cooling		33				
		_	es Are Eroding And	l Drain F	Pan Is Leaking			
No Component	15%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$104,100	
Exhaust Fans								
Interior	80%			2034	\$427,700	2	\$2,900	
Roof	20%			2034	\$46,800	2	\$700	
Plumbing								

Plumbing

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

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

Asset #: 2727

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping	600/		2011				
Brass/Copper	60%	¢12.200	2044	* *	1		
Galvanized Steel	40% 0-2 Corroded, Extent : S	\$12,300	2039		1		
		ot Water Converters		mont			
Water Heater With Tanks	Location . Near 110	oi maier converiers	In Dusei	neni			
Gas Fired	100%		2033	\$52,400	2		
Gus i neu	Other Observation,	Extent · Light, Area			2		
	Location : Ph	Bittem : Bigm, Inca	11)) eereu	. 100/0			
		ew 2.5 Million Btu C	ondesate	Boilers			
HW Heat Exchanger	1						
Steam Fired	100%		2034	\$582,900	4	\$17,500	
Sanitary Piping				*			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$8,500	LIFE	* *	1		
	Leak Evident, Exten	t : Severe, Area Affe	cted : 10	0%			
	Location: Through	hout					
Sump Pump(s)							
Submersible	100%		2025	\$3,700	4	\$3,700	
Sewage Ejector(s)							
Electric	100%		2039	* *	4	\$4,700	
Backflow Preventer							
Generic	100%		2034	\$53,800	1	\$7,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/		TIPE	* *			
Geared Traction	100%	F I . I . I	LIFE				
	Other Observation,	_	Affected	: 100%			
	Location: Baseme		. II/ 1 ·				
Zino Cymruogai or	Expianation : 3 Ur	nits, One Unit Is Not	working	5			
Fire Suppression Standpipe							
Standpipe Generic	100%		2044	* *	1-5	\$59,500	
Sprinkler	100/0		2044		1-3	φ39,300	
No Component	95%						
Generic	5% Now	\$1,700	2044	* *	1-2	\$1,400	
Generic	Corroded, Extent : S				1-2	φ1, 1 00	
	Location : Baseme						
Chemical System							
No Component	98%						

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H

Address : 80-02 41ST AVENUE @ 80TH STREET

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 15-Nov-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,057,100	\$195,000
Interior Architecture	\$2,375,700	\$363,200
Electrical		\$617,400
Mechanical	\$77,700	\$4,943,800
Site Pavements	\$90,900	
Total	\$4,601,400	\$6,119,500
Importance Code A	\$2,057,100	\$265,400
Importance Code B	\$1,970,100	\$5,540,900
Importance Code C	\$574,200	\$313,200
Total	\$4,601,400	\$6,119,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$41,600		\$8,300	
Interior Architecture	\$120,600		\$45,900	\$12,300
Electrical	\$14,100	\$12,400	\$14,800	\$12,400
Mechanical	\$64,200	\$26,400	\$27,400	\$20,600
Site Pavements	\$25,800			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$278,000	\$50,600	\$108,200	\$57,200
Importance Code A	\$41,600	\$200	\$8,300	\$200
Importance Code B	\$180,400	\$50,300	\$99,900	\$47,900
Importance Code C	\$56,100			\$9,000
Total	\$278,000	\$50,600	\$108,200	\$57,200



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

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

Asset #: 4132

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls								
Masonry: Brick Cavity	Cracking/ Location Joint Mor	ı : Stair Tov tar Miss/Er	od, Extent : Moder		-	5	\$64,000	
	Misaligne Location Sidewalk	n : At Spand Shed in Use	out Extent : Moderate, Irel Locations And e, Extent : Light, Ar Entry Of 41st Stree	Lintels ea Affeci				
Metal Panel	3%			2054	* *	5-10	\$15,500	
Window Wall	12%			2044	* *	5	\$33,900	
Windows	12,0			2011			ψ22,700	
Aluminum	-		\$83,600 at : Moderate, Area out	2042 Affectea	* * 1 : 10%	5	\$8,600	
Metal Louvers	5%			2043	* *	10	\$5,600	
Parapets Masonry: Brick	Joint Mor Location Misaligne	i : Through d/Bulging,	\$208,200 rod, Extent : Light, out Extent : Moderate, drel Steel Locations	Area Aff		5	\$8,000	
Masonry: Limestone		Crumbling,	\$5,400 Extent : Moderate Throughout	LIFE , Area Aj	** ffected : 10%	5	\$500	
Roof								
Built-Up (BUR)	Location Vegetation Location Worn/Erod	ng Surface, n : Through n Growth, E n : Corners ded, Extent	\$54,000 Extent : Light, Are out Vestibule Roof Extent : Moderate, A Of Vestibule Roof : Moderate, Area A ove Entry Vestibule	Irea Affe Iffected :	cted : 5%			
Metal Panel	5%			2047	* *	10	\$8,300	
Modified Bitumen	Location Recent Re	Extent : Mo 1 : Through	nt, Extent : N/A, Are			10	\$76,900	
Skylight, Plastic	2%			2039	* *	1		
Sloped Glazing	3%			LIFE	**	5	\$72,400	
erior	370			ыны		<i>J</i>	Ψ12,π00	

Interior

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

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

Asset #: 4132

Architecture		Current I	Repair	Futu	e Replacement	M	laintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Floors										
Cast in Place Concrete	10%			LIFE	* >	5	\$58,400			
Ceramic Tile	5%			2043	* >	5	\$6,700			
Sheet Vinyl/Rubber	5%		\$446,200	2044	* *	5	\$5,000			
			tent : Moderate, Ai	rea Affec	ted : 20%					
		: Stair Lai	-	1 16	C4-1. 200/					
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20% Location : Stair Landings								
			naings ctent : Moderate, A	uaa Affaa	stad . 100/					
	_	en/Spiii, Ex 1 : Stairs Th		rea Ajjec	nea : 10%					
T		i . Siuiis II.	irougnoui	LIEE	* >	£ 5	¢10.400			
Terrazzo	5%			LIFE	* >	5	\$10,400			
Vinyl Tile	75%	utallation I	Entant N/A Anag	2039		4 3	\$37,500			
			Extent : N/A, Area A - 3rd Floor Rooms			hout				
Interior Walls	Locuitor	i . various	- 3ra Floor Rooms	, 1311-100	or Rooms Throug	пош				
Ceramic Tile	3%			2043	* >	5	\$18,000			
Concrete Masonry Unit	3% 7%			LIFE	* *	5	\$33,600			
Glass: Single Pane	3%			LIFE	* >		\$27,000			
Gypsum Board	87%			LIFE	* *		\$887,500			
Ceilings	0770			<u> </u>		2 10	Ψοστ,200			
AcousTileSusp.Lay-In	50%			2047	* *	• 5	\$66,700			
1 7	Recent Ins	tallation, E	Extent : N/A, Area A	Affected :	50%		. ,			
	Location	: Through	out- All Floors							
Exposed Struc: Steel	10%			LIFE	* *	10	\$26,700			
Gypsum Board	10%			LIFE	* >		\$45,900			
Metal Panel	30%	Now	\$1,355,200	LIFE	* >	• 5	\$50,000			
	Corrosion	/Rusting, E	xtent : Severe, Ared	a Affecte	d : 20%					
	Location	: Through	out							
	Deformed	/Dented, Ex	xtent : Moderate, A	rea Affec	cted : 10%					
	Location	: Through	out							
			Extent : Moderate,	Area Afj	fected : 30%					
	Location	: Through	out							
Site Enclosure										
Fence/Gates										
Iron Picket	100%			2069	* >	•				
Site Pavements										
Public Sidewalk	10007	NT.	# 00.000	2020	* >	•				
Cast in Place Concrete		Now	\$90,900 Extent : Moderate	2039						
	U	Crumbung, 1 : 41st Ave		, Area Aj	ijeciea : 15%					
			nue Extent : Moderate,	Area Af	facted · 50/					
		а/Биідіпд, ı : At Tree l		лгеи Ајј	ECIEU . 5/0					

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

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

Asset #: 4132

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
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	30%	Now	\$1,700	2039	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Sidewalks To Main Building							
Pavers/Stone	70%	2-4	\$24,000	2037	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location : Front Entry - 41st Avenue							
	Sinking/Subsiding, Extent: Moderate, Area Affected: 10%							
	Location	n : Front En	atry - 41st Avenue					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2044	* *	1		
Panelboards						
Fused Disc Sw	2%	2050	* *	5	\$100	
Molded Case Bkrs	98%	2050	* *	5	\$3,400	
Wiring Thermoplastic	100%	2054	* *	1		
Motor Controllers	10070	2034		1		
Motor Control Center	70%	2039	* *	5	\$2,500	
Variable Frequency	30%	2039	* *	3	\$2,500	
Drive	3070	2037				
Ground						
Grounding Devices						
Not Accessible	100%					
	Other Observation, Extent:	N/A, Area Affected : 0	0%			
	Location:					
	Explanation: Main Buildi	ng				
Lighting						
Interior Lighting						
Fluorescent	28%	2034	\$576,300	10	\$34,000	
	T-8 Lamps And Fixtures, Ex		cted : 100%			
	Location : Throughout The	e Building				
Fluorescent	2%	2034	\$41,200	10	\$2,400	
	Compact Fluorescent Light,	Extent : Light, Area A	Iffected : 100%			
	Location : Hallways Throi	ighout The Building				
LED	70%	2039	* *			
Egress Lighting						
Emergency, Service	45%	2034	\$37,500	1		
Emergency, Battery	5%	2034	\$11,400	10	\$1,600	
Exit, Service	45%	2034	\$26,200	1		
Exit, Battery	5%	2034	\$9,600	10	\$400	

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

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

Asset #: 4132

Electrical	Current Repair	Future R	eplacement !	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Incandescent	5%	2034	\$36,200	2		
LED	25%	2039	* *			
No Component	70%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$49,400	
	Other Observation, Extent : I	N/A, Area Affected : 100	0%			
	Location : Throughout The	Building				
	Explanation: CCTV Survei	llance System				
Fire/Smoke Detection		_		•		•
Generic, Digital	100%	2039	* *	1-3	\$81,500	
	Other Observation, Extent: 1	N/A, Area Affected : 100	0%			
	Location: Throughout The	Building				
	Explanation : Fire Alarm C	omponents Are Connec	ted To The Mai	in Buildir	ıg	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Electricity	2%	2044	* *	1				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Main Lobby, Basement Elevator Machine Room							
	Explanation : Electric Heating							
No Component	98%							
1	Other Observation, Extent : N/A, Area Affected : 0%							
	Location: Throughout							
	Explanation : Steam And Ho	t Water Provided F	From Main Building	g				
Conversion Equipment	-			-				
Radiant Heater	2%	2034	\$70,400	2	\$1,200			
	Other Observation, Extent : N	/A, Area Affected :	100%					
	Location: Main Lobby, Basement Elevator Machine Room							
	Explanation : Electric Unit I	Heaters						
No Component	98%							

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

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

Asset #: 4132

Mechanical	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	Location : Throug Explanation : Ho Coils In Ductwor	t Water From Main B			4 ting And	\$4,900 Zone Reheat	
Steam Piping/Pump		\$2,200 o, Extent : Moderate, Mechanical Rooms	2034 Area Affe	\$10,800 cted : 10%			
	Location: Roof N	Extent: N/A, Area A Aechanical Rooms					
Terminal Devices	Explanation : Ste	am From Main Build	ıng ror A	ır папаіет Pre-he	at Colls		
Convector/Radiator	95% Other Observation, Location : Throug	Extent : N/A, Area A ghout	2032 ffected :	\$21,000	1	\$40,600	
	Explanation : Per	rimeter Heating And	Re-heat C	oils In Ductwork			
Unit Heater - Steam	Location: Roof N	Extent : N/A, Area A Mechanical Rooms	2029 ffected :	\$800 100%	4	\$900	
Controls	Explanation : Loc	cation Notea					
Digital	Location : Throug Explanation : Dig	gital Controls With Pi			nected T	To Building	
A '- C - 1'4' '	Management Syst	tem In Main Building					
Air Conditioning Distribution							
CW & CHW Wtr Pipe/Pump	100%		2034	\$218,700	4	\$9,800	
Terminal Devices Air Handler/Cool/Ht		Extent : Light, Area A Aechanical Rooms - A			1 ad Chillea	\$80,200	
For Cail 2 Dina	2%	1 Techanical Rooms	2034				
Fan Coil - 2 Pipe	Other Observation, Location : Basem		ffected :		1	\$900	
	Explanation : Cei Machine Room	ling Mounted Ducted	l Fan Coi	l With Chilled Wat	er Coil I	₹or Elevator	
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢116 000	
Ductwork/Diffusers Exhaust Fans	100%		LIFE	<i>*</i> *	2-5	\$116,800	
EXHAUSI PAUS							

Plumbing

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

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

Asset #: 4132

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	\$1,737,400	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A	l, Area Affected : 10	00%			
	Location: 1st Floor To 3rd Fl	oor				
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$66,700	
Sprinkler	_					
Generic	100%	2044	* *	1-2	\$37,100	

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : ELMHURST HOSPITAL ANNEXES G & O FORMER STAFF HOUSE

Address : 81-01 BAXTER AVENUE

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 81,098 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Nov-2022 Landmark Status : NONE

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

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,502,300	\$749,100
Interior Architecture	\$951,400	\$3,029,300
Electrical		\$2,059,100
Mechanical	\$528,100	\$3,490,900
Site Enclosure	\$244,800	
Total	\$8,226,700	\$9,328,400
Importance Code A	\$6,502,300	\$948,500
Importance Code B	\$1,024,600	\$8,328,000
Importance Code C	\$699,700	\$51,800
Total	\$8,226,700	\$9,328,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$76,800		\$6,800	
Interior Architecture	\$90,000		\$11,000	\$14,400
Electrical	\$35,100	\$10,100	\$10,700	\$12,300
Mechanical	\$53,900	\$11,300	\$7,900	\$5,800
Site Pavements	\$25,000			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$298,400	\$39,200	\$54,100	\$50,300
Importance Code A	\$76,800		\$6,800	
Importance Code B	\$151,900	\$39,200	\$39,400	\$50,300
Importance Code C	\$69,700		\$8,000	
Total	\$298,400	\$39,200	\$54,100	\$50,300



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

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

Asset #: 4112

rchitecture	Current Repair Future Replacen		e Replacement	nt Maintenance				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$68,100		
Masonry: Brick	75% Now	\$2,580,500	LIFE	* *	5	\$102,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Building Corners							
	Joint Mortar Miss/Ero Location : Througho	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout						
		Misaligned/Bulging, Extent: Moderate, Area Affected: 20% Location: All Window Heads - All Facades						
	Sidewalk Shed in Use,	Extent : Light, Ar	ea Affeci	ed : 20%				
	Location : Baxter Av	0	55					
Masonry: Limestone	5%		LIFE	* *	5	\$10,200		
Stucco Cement	5% Now	\$118,300	2039	* *	5	\$8,500		
	Cracking/Crumbling, Location : Overhang	Extent : Moderate		fected : 20%		. ,		
Window Wall	10% Now	\$253,700	2054	* *	5	\$25,500		
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Solarium							
	Caulking Deteriorated Location : Solarium		te, Area	Affected : 25%				
	Staining/Discoloring, Location : Solarium		e, Area Aj	ffected : 50%				
Windows								
Aluminum	40%		2042	* *	5	\$13,500		
Steel	60% Now	\$1,559,500	2059	* *	5	\$126,800		
	Air Infiltration, Extent : Severe, Area Affected : 50% Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Thermally Inefficient, Location : Througho	Extent : Severe, A	rea Affec	eted : 100%				

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

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

Asset #: 4112

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets Masonny Priok	000/	Now	\$1,137,300	LIFE	* *	5	\$8,800	1
Masonry: Brick	Cracking/ Location Joint Mor Location Spalling, I	Crumbling, 1 : All Faca tar Miss/Er 1 : All Faca Extent : Mo	Extent : Severe, A des ood, Extent : Severe des derate, Area Affect	rea Affec , Area A <u>j</u> ed : 10%	ted : 30% Gected : 100%	3	\$6,000	1
			Facing Masonry O					
Masonry: Limestone	Cracking/ Location Joint Mor	: Coping	\$30,900 Extent : Moderate rod, Extent : Moder	·		5	\$600	
Metal Rail			\$6,700 Extent : Moderate, A tions	2039 Irea Affe	* * cted : 20%	5	\$3,500	
Roof Modified Bitumen		Now	\$156,000	2034	\$520,100			
	Location Miss/Dam Location Water Pen	n: At Roof L aged Flash n: Through petration, E	ings, Extent : Mod	erate, Ar	ea Affected : 10%			
Soffits								
Stucco Cement	Cracking/ Location Diagonal Location Spalling, I	i : Canopie Cracks, Ex i : Canopie Extent : Sev	\$696,900 Extent: Severe, A s At Penthouse Flo tent: Severe, Area s At Penthouse Flo vere, Area Affected s At Penthouse Flo	or Affected or : 20%		5	\$19,700	
Interior								
Floors	5 0/			2020	¢100 000	2	¢12 100	
Carpet Cast in Place Concrete	5% 5%		\$52,800	2030 LIFE	\$109,800 * *	3 5	\$12,100 \$13,300	
Cast in Place Concrete	Cracking/		Extent : Moderate			3	\$13,300	
Ceramic Tile	5%			2037	* *	5	\$6,100	
Quarry Tile	5%			2039	* *	5	\$9,100	
Sheet Vinyl/Rubber	5%			2034	\$406,000	5	\$9,100	
Vinyl Tile	75%			2034	\$2,571,500	3	\$45,500	

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

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

Asset #: 4112

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•			•				
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$16,000	
Fiberglass Panel	7%			LIFE	* *	10	\$5,600	
Glass: Single Pane	3%			LIFE	* *	5	\$14,400	
Gypsum Board	27%			LIFE	* *	5-10	\$146,800	
Plaster	38%		\$604,700	LIFE	**	5	\$36,500	
	Location	n : At Skylig	, Extent : Moderate ghts And All Stair T	owers				
		netration, E n : Stairs - S	xtent : Severe, Area 9th Floor	ı Affected	d : 5%			
SGFT/Glazed Masonry	20%	ı		LIFE	* *	10	\$32,000	
Ceilings								
AcousTileSusp.Lay-In	40%	2-4	\$76,500	2039	* *	5	\$22,500	
	_	ed/Bulging, n : Data Ce	Extent : Light, Ared nter	a Affected	d : 5%			
Exposed Struc: Concrete	e			LIFE	* *	5-10	\$35,200	
Plaster		Now	\$122,400	LIFE	* *	5	\$24,600	
	_	Crumbling, n : Through	Extent : Moderate out	, Area A <u>j</u>	ffected : 5%			
	Paint Pee	_	t : Moderate, Area A	Affected .	: 5%			
Site Enclosure								
Fence/Gates								
Chain Link	5%	ı		2054	* *			
Iron Picket	95%	ı		2054	* *			
Retaining Walls								
Cast in Place Concrete	Cracking/ Location	n : Baxter A	\$59,100 Extent : Severe, Advenue vere, Area Affected		* * ted : 20%			
	Location	n : Baxter A	lvenue					
Masonry: Brick	Cracking/	Now Crumbling, n : Baxter A	\$185,700 Extent : Severe, Advenue	2044 rea Affec	* * ted : 20%			
	Location Spalling,	n : Corners Extent : Mo	ent : Moderate, Are Of All Walls oderate, Area Affect		ed : 2%			
	Location	n : Through	out					
Site Pavements								
Public Sidewalk	1000/			2020	* *			
Cast in Place Concrete	100%)		2039	**			

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

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

Asset #: 4112

Architecture		Current I	Repair	Futui	e Replacement	M	aintenance	
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	70%			2039	* *			
Masonry: Granite	10%	0-2	\$25,000	LIFE	* *			
	Joint Morte	ar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 20%			
	Location	: Entry Ste	eps At Baxter Avent	ie				
Pavers/Stone	20%			2043	* *			
Activity Yard	•	•		•		•		•
Cast in Place Concrete	100%			2039	* *			

lectrical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2034	\$199,500	5	\$400	
	Other Observation, Extent:		100%			
	Location : Electrical Room		a			
T	Explanation: One 2,000 A	mpere Main Disconn	ect Switch			
Transformers	1000/	2047	* *	-	#200	
Dry Type	100%	2047		5	\$300	
	Other Observation, Extent : Location : Electrical Room					
	Explanation: One 225 And					
Switchgear / Switchboard	Explanation . One 225 And	i One 150 Knovon di	прете			
Molded Case Bkrs	100%	2034	\$166,200	5	\$2,100	
Raceway	10070	2034	\$100,200		Ψ2,100	
Conduit	80%	2034	\$94,800	1		
Conduit	20%	2044	**	1		
Panelboards	2070					
Fused Disc Sw	1%	2042	* *	5		
Molded Case Bkrs	70%	2033	\$85,700	5	\$1,500	
Molded Case Bkrs	29%	2042	* *	5	\$600	
Wiring						
Braided Cloth	20%	2033	\$35,600	1		
	Insulation Aged, Extent : Lig	ght, Area Affected : 1	00%			
	Location : Throughout The	Building				
Thermoplastic	80%	2044	* *	1		
Motor Controllers						
Locally Mounted	60%	2032	\$163,600	5	\$300	
Locally Mounted	40%	2039	* *	5	\$200	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,400	

Stand-by Power

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

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

Asset #: 4112

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Transfer Switches							
Automatic	100%	2047	* *	1	\$25,000		
	Other Observation, Extent : N/A,	Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation: Connected To F F	Plant Generator					
Lighting							
Interior Lighting							
Fluorescent	60%	2034	\$757,000	10	\$44,600		
	T-8 Lamps And Fixtures, Extent:		ted : 100%				
	Location : Throughout The Buil	ding					
Fluorescent	30%	2029	\$378,500	10	\$22,300		
	T-12 Lamps And Fixtures, Extent	: Light, Area Affe	cted : 100%				
	Location : Throughout The Buil	ding					
LED	10%	2039	* *				
Egress Lighting							
Emergency, Service	50%	2034	\$25,500	1			
Exit, Service	50%	2034	\$17,900	1			
Exterior Lighting							
Incandescent	1%	2029	\$4,400	2			
LED	29%	2039	* *				
No Component	70%						
Alarm							
Security System							
Generic	100%	2039	* *	1	\$30,300		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Throughout The Building						
	Explanation: CCTV Surveilland	ce System					
Fire/Smoke Detection							
Generic, Digital	100%	2034	\$213,900	1-3	\$51,500		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam /	100%	2034 \$11,500	1	
PRV				
	Other Observation, Extent: N/A, Area A	ffected : 100%		

Location: Basement
Explanation: High Pressure Steam Provided From Main Building Heating Plant

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

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

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

Asset #: 4112

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution							
Steam Piping/Pump	Location: Basem Leak Evident, Exte Location: Basem Various Piping Lo	Extent : Light, Area A	ns - Miss Iffected : ns - Two	ing / Deteriorated 5% Steam Condensate		^P ump Sets,	
Terminal Devices							
Air Handler	-	Extent : Light, Area A ent Tank Room - Cei			1	\$2,500	
Convector/Radiator	95% On Extended Life, Location : Throu	Extent : Light, Area A ghout	2032 ffected :	\$644,200 100%	1	\$24,900	
Controls		-					
Digital	Location : 1st Flo Explanation : Dig	Extent : N/A, Area A oor - Vaccination Cen gital Controls For 1st off-contained Control	ter, Data Floor Va	Center accination Center 2		ı Center.	
No Component	90%						
Air Conditioning Energy Source	1000/		2042	* *	1		
Electricity	100%		2042	* *	1		

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

Asset #: 4112

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment Interior Pkg Unit - Cooling	7%	2-4	\$91,800	2039	* *	2	\$300	
Cooming	Malfunctioning, Extent: Moderate, Area Affected: 100% Location: Basement Electrical Room, 1st Floor Data Center R-22 Refrigerant, Extent: Light, Area Affected: 100%							
	Location:	Basemen	t Electrical Room, xtent : N/A, Area A	1st Floo	r Data Center			
			t Electrical Room, its With Remote Air					
Split Unit		Now ent : Mod	\$78,800 erate, Area Affecte	2044 d: 30%	* *			
	Location: 8th Floor And Penthouse - Various Locations - 4 Units Approximately							
			ent : Light, Area A r And Penthouse -	-				
Split Unit	4%			2029	\$78,800			
			ent : Light, Area A 8th Floors, Penthoi	-				
Split Unit	5%			2034	\$98,500			
	-	_	Extent : Light, Area 8th Floors, Penthoi					
Window/Wall Unit	35%	. Isi Ana c	sin 1 toors, 1 eninoi	2032	\$109,900	1		
Window/Wall Unit		Now	\$119,400	2034	\$119,400	1		
	Malfunction Location :		nt : Moderate, Ared	a Affecte	•			
No Component	7%							
			xtent : N/A, Area A		0%			
			Vaccination Cente		h Domata Air Caal	ad Canda	maina IInit	
Terminal Devices	Ехринин	on . Cooii	ng Via Dx Air Han	aier wiii	i Kemole Ali Coole	ea Conae	nsing Onli	
Air Handler/Dir Expansion	7%			2029	\$103,500	1		
1			xtent : N/A, Area A t Fan Room	ffected :	100%			
	Explanation Center	on : Air H	andling Unit With	Steam Ai	nd Dx Coils For 1s	t Floor V	accination	
No Component	93%							

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

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

Asset #: 4112

lechanical	Current Repair	Future Replacement	M	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning Heat Rejection Air Cooled Condenser Unit	7%	2034 \$15,600	2	\$4,000	
	Other Observation, Extent: N/A, Area Location: Building Exterior - Groun Explanation: 1 Unit Serving 1st Flo	nd Level or Vaccination Center			
Dry Cooler	7% Other Observation, Extent: N/A, Area Location: Building Exterior - Groun Explanation: 5 Unit Serving 1st Flo	nd Level		\$4,000	
No Component	86%				
entilation			_		
Distribution Ductwork/Diffusers No Component	35% 65%	LIFE **	2-5	\$25,100	
Exhaust Fans Interior	35% On Extended Life, Extent : Light, Area	**	2	\$900	
Wall Unit	Location: Penthouse Fan Room - To 1% Other Observation, Extent: N/A, Area Location: Elevator Machine Room Explanation: Location Noted	2034 \$400	2		
No Component	64%				
umbing	0170				
H/C Water Piping Brass/Copper	100% On Extended Life, Extent : Light, Area Location : Throughout	2034 \$1,065,000 Affected: 100%	1		
	Other Observation, Extent: N/A, Area Location: Throughout	-	.1.1. 1		
HW Heat Exchanger	Explanation : Domestic Cold Water	г толива т тот Аајасені Ви	uuing In (готрієх	
Steam Fired	100% On Extended Life, Extent : Light, Area Location : Basement Tank Room	2034 \$401,000 Affected: 100%	4	\$12,000	
Sanitary Piping Cast Iron	100%	LIFE **	1		
Storm Drain Piping Cast Iron	100% Now \$5,800 Blockage /Clogged, Extent : Moderate Location : Main Roof - 1 Roof Drain	LIFE ** s, Area Affected : 10%	1		
Fixtures		00			
Generic	100% Obsolete Fixtures, Extent: Moderate, Location: Various Locations	Area Affected : 30%			

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

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

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

Asset #: 4112

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	. 55	100%			
	Location : From Baseme	nt 10 8th Floor				
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$40,900	
Sprinkler						
No Component	75%					
Generic	25%	2044	* *	1-2	\$5,700	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : ELMHURST HOSPITAL HOPE PAVILION / LITTLE ELMS

Address : 77-11 BROADWAY

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0005.080 / 15553 Yr Built/Renovated : 2008 /

Area Sq Ft : 22,426 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Nov-2022 Landmark Status : NONE

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

Block : 1497 Lot : 1 BIN : 4037028

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$457,000	
Interior Architecture	\$64,800	
Mechanical	\$273,100	\$556,600
Total	\$794,900	\$556,600
Importance Code A	\$457,000	\$179,000
Importance Code B	\$273,100	\$377,500
Importance Code C	\$64,800	
Total	\$794,900	\$556,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$10,600		\$43,700	-
Interior Architecture	\$69,600		\$3,400	\$2,700
Electrical	\$2,700	\$2,100	\$2,600	\$2,100
Mechanical	\$9,100	\$2,600	\$3,800	\$2,600
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$105,900	\$18,500	\$67,300	\$21,200
Importance Code A	\$10,600	\$600	\$43,700	\$600
Importance Code A Importance Code B	\$10,600 \$83,200	\$600 \$17,900	\$43,700 \$23,600	\$600 \$18,700
1	* -,	*	* - 3	*



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

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

Asset #: 15553

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls Concrete Masonry Unit	Location	: First Flo				5	\$12,300		
Stucco Cement	80% Staining/D	4+	Face Concrete Ma \$457,000 Extent : Moderate des	2039	* *	5	\$49,300		
Windows									
Aluminum	100%			2050	* *	5	\$8,800		
Parapets Metal Rail	100%			2047	* *	5-10	\$72,000		
Roof Modified Bitumen	100%			2039	* *	10	\$9,000		
Interior									
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$14,700		
Ceramic Tile	5%			2043	* *	5	\$1,700		
Sheet Vinyl/Rubber	5%			2039	* *	5	\$2,500		
Vinyl Tile	80%			2039	· · ·	3	\$10,100		
Interior Walls Cast in Place Concrete Ceramic Tile	5% 5%			LIFE 2043	* *	10 5	\$9,200 \$3,700		
Concrete Masonry Unit		ervation, E	Extent : N/A, Area A rs	LIFE Iffected :	* * 100%		\$5,900		
	Explanat	tion : Prece	ast Concrete Panels	S					
Gypsum Board	80%			LIFE	* *	5-10	\$100,200		
Ceilings AcousTileSusp.Lay-In	_	4+ d/Bulging, : All Floor	\$45,300 Extent : Moderate,	2047 Area Aff	* * Cected : 10%	5	\$13,300		
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,800		
Gypsum Board	5%			LIFE	* *	5-10	\$5,100		
Site Enclosure Fence/Gates									
Iron Picket	Location	: All Secti	Extent : N/A, Area A ons ntly Repainted	2078 Iffected :	**				
Site Pavements									
Public Sidewalk Cast in Place Concrete	100%			2047	* *				
On-Site Walkways Cast in Place Concrete	100%			2047	* *				

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

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

Asset #: 15553

Electrical	Current Repair	Future Re	placement	Ma		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est FY		Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/		de de	_		
Fused Disc Sw	100%	2054	* *	5	\$100	
	Other Observation, Extent		6			
	Location: Basement Elec	aricai koom And One 1,200 Ampere Ma	vin Diagonusot (Chuitalaa		
Switchgear / Switchboard	Explanation: One 1,000.	And One 1,200 Ampere Mo	iin Disconneci S	wiiche	S	
Molded Case Bkrs	100%	2054	* *	5	\$600	
Raceway	10070	2034			φοσσ	
Conduit	100%	2054	* *	1		
Panelboards	10070					
Molded Case Bkrs	100%	2050	* *	5	\$600	
Wiring					·	
Thermoplastic	100%	2054	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	
Lighting						
Interior Lighting	000/	2020	ילי ילי	1.0	016.500	
Fluorescent	80%	2039	**	10	\$16,500	
	T-8 Lamps And Fixtures, E.		: 100%			
	Location : Throughout Th					
Incandescent	5%	2039	* *	2		
LED	15%	2039	* *			
Egress Lighting	500 /	2020	* *	1.0	#2.7 00	
Emergency, Battery	50%	2039	**	10	\$2,700	
Exit, Battery	50%	2039	* *	10	\$800	
Exterior Lighting	30%	2020	* *			
LED No Component	30% 70%	2039				
No Component	/070					
Alarm Security System						
Generic	100%	2039	* *	1	\$8,400	
Concine	Other Observation, Extent		%	1	ψυ,που	
	Location : Throughout Th		-			
	Explanation : CCTV Surv					
Fire/Smoke Detection	1					
Generic, Digital	100%	2039	* *	1-3	\$13,800	

Mechanical	Curren	t Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source							
Electricity	100%		2054	* *	1		

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

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

Asset #: 15553

Mechanical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Conversion Equipment	200/	•••	41- 0 000	_	42.400	
Radiant Heater	30%	2034		2	\$3,100	
	Other Observation, Extent	: N/A, Area Affected	: 100%			
	Location: Throughout		D = 1 = = 4 C = :1 = 1 = 1)	Cubin at Hautana	
N. C.	Explanation : Electric H	eating Ceiting Panets	, Re-neat Cous in L	nctwork	, Cabinet Heaters	
No Component	70%	37/4 4 400 4 1	00/			
	Other Observation, Extent Location: Roof	: N/A, Area Affectea	: 0%			
	Explanation : Electric He Conditioning	eating Provided By R	ooftop Packaged Ur	iit, Repo	rted Under Air	
Controls	Conumoning					
Digital	100%	2027	\$197,600			
Air Conditioning						
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment						
Ext Pkg Unit -	98% Now	\$75,500 2029	\$377,500	2	\$1,100	
Heating/Cooling						
	Broken, Extent : Moderate	**				
	Location: Roof - 1 Comp	-	1.000			
	Controller Not Working, E.					
	Location: Roof - Defecti	-				
	R-22 Refrigerant, Extent : Location : Roof - 1 Unit		100%			
Split Unit	2%	2029	\$10,900			
•	R-22 Refrigerant, Extent:	Light, Area Affected .				
	Location: 1st Floor - El	evator Machine Roon	ı			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$19,800	
Exhaust Fans						
Roof	100%	2034	\$44,500	2	\$700	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2054	* *	1		
Sanitary Piping	1000			_		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		ala -t-	1		
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	1000/	2020	#1 2 000	4	#1.20 2	
Electric	100%	2029	\$12,000	4	\$1,300	
	Other Observation, Extent	**	. 100%			
	Location: Basement Pur	•				
Dagleflass Duarenten	Explanation: 1 Duplex S	0E1				
Backflow Preventer Generic	100%	2034	\$10,200	1	\$1,400	
Generic	10070	2034	\$10,200	1	\$1,400	

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

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

Asset #: 15553

Mechanical	Current Repa	ir Future Rep	lacement	M	aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Fixtures							
Generic	100%						
Instantaneous Hot Water							
Electric	100%	2034	\$7,800				
	Other Observation, Exten	t : N/A, Area Affected : 100%	Ó				
	Location : Toilet Rooms	Under Lavatories - Through	out				
	Explanation : Location Noted						
Vertical Transport	· ·						
Elevators							
Hydraulic	100%	LIFE	* *				
•	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : From Baseme	ent To 6th Floor					
	Explanation: 2 Units						
Fire Suppression	•						
Standpipe							
Generic	100%	2054	* *	1-5	\$11,300		
Sprinkler							
Generic	100%	2054	* *	1-2	\$6,300		
Fire Pump							
Generic	100%	2037	* *	1	\$4,200		

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : ELMHURST HOSPITAL PARKING GARAGE

Address : 7800 BROADWAY BETWEEN 41TH AVE AND BROADWAY

Borough : QUEENS Agency's Number : N/A

Program / Asset # : HHC0005.090 / 15554 Yr Built/Renovated :

Area Sq Ft : 159,803 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 16-Nov-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3,5

Block : 1500 Lot : 100 BIN : 4540004

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$863,200	\$241,100
Interior Architecture	\$33,055,600	\$523,200
Electrical	\$82,400	\$848,600
Mechanical		\$857,300
Site Pavements	\$95,100	
Total	\$34,096,200	\$2,470,100
Importance Code A	\$863,200	\$340,800
Importance Code B	\$33,233,000	\$2,129,300
Total	\$34,096,200	\$2,470,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,300			
Interior Architecture	\$32,300			
Electrical	\$38,000	\$26,000	\$26,600	\$31,100
Mechanical	\$15,300	\$3,000	\$9,600	\$6,000
Site Enclosure	\$30,100			
Site Pavements	\$23,900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$159,700	\$40,900	\$48,000	\$49,000
Importance Code A	\$8,500		\$100	
Importance Code B	\$64,900	\$40,900	\$47,900	\$49,000
Importance Code C	\$86,200			
Total	\$159,700	\$40,900	\$48,000	\$49,000



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

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

Asset #: 15554

			Α336(# . 10	7554					
Architecture	Current Repair Future Replaceme			e Replacemen	ent Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priori
xterior	'			•		•			
Exterior Walls									
Alum/Vinyl Siding	5%			2044	•	* *	10	\$1,000	
Concrete Masonry Unit				LIFE	:	* *	5	\$8,000	
Pre-Cast Concrete	85%			LIFE	:	* *	5	\$353,900	
Windows									
Aluminum	100%			2050		* *	5	\$1,300	
			Extent : N/A, Area A	Iffected :	100%				
		: Stair To		a					
	Explana	tion: Wind	ows At Elevator Sh	aft					
Parapets	50/	0.2	¢2.700	2020		* *	_	#2.000	
Metal Rail	5%	0-2	\$3,700 Extent : Moderate, A	2039			5	\$3,800	
		: Upper D		нгеа Ајје	ciea : 10%				
D C + C		. Opper D	reck	LIDE		* *		Ф120 200	
Pre-Cast Concrete	95%			LIFE		* *	5	\$128,200	
Roof	1000/	0.2	Φ .(22 100	LIEE	•	* *			
Cast in Place Concrete	100%	0-2	\$622,100 Extent : Moderate	LIFE		•			
	_	: Through		г, ягеи яј	jecieu . 1076				
		_	oui oderate, Area Affeci	tad . 50/					
			aeraie, Area Ajjeci rking Deck	ea : 5%					
terior	Locuiton	. Rooj i ui	rung Deck						
Floors									
Cast in Place Concrete	100%	0-2	\$4,160,300	LIFE	:	* *	5	\$523,200	
			Extent : Moderate		ffected : 10%			\$0 2 0,200	
	_	_	ls- Throughout	, J.	,				
	Ponding, I		oderate, Area Affec	ted : 10%	ó				
			derate, Area Affeci	ted : 5%					
			rs- Throughout						
Interior Walls									
Concrete Masonry Unit	100%			LIFE	:	* *	5	\$64,600	
Ceilings									
Exposed Struc: Steel	100%	Now	\$28,895,300	LIFE	:	* *			
•	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 30%				
	Location	: All Floo	rs- Steel Beams						
	Paint Peel	ing, Extent	t : Moderate, Area .	Affected .	: 50%				
	Location	: All Floo	rs- Steel Beams	-					
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%				
			rs- Steel Decking						
te Enclosure Fence/Gates									
Iron Picket	100%	0-2	\$30,100	2069	:	* *			
	Corrosion	Rusting, E	xtent : Light, Area	Affected	: 10%				
	Location	: Through	out						
Free Standing Walls									
Cast in Place Concrete	100%			2069		* *			
Dovements							_		

Site Pavements

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

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

Asset #: 15554

Architecture		Current F	Repair	Futui	e Replacement	М	aintenance	
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	\$95,100	2047	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 30%			
	Location	: Broadwa	y, 41st Ave					
On-Site Walkways								
Cast in Place Concrete	80%			2047	* *			
Pavers/Stone	20%			2037	* *			
Parking/Driveway								
Asphalt	100%	Now	\$23,900	2047	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Ramp 41	st Avenue					
	Ponding, Extent: Moderate, Area Affected: 20%							
	Location: 41st Avenue							
	Potholes, Extent : Moderate, Area Affected : 5%							
	Location : Ramp At 41st Avenue And Booth Area							
	Sinking/Su	bsiding, Ex	ctent : Moderate, A	rea Affe	cted : 5%			
	Location	: Ramp At	41st Avenue					

Electrical	Current Repa	air Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2034	\$99,700	5	\$4,200		
	Other Observation, Exten	er Observation, Extent : N/A, Area Affected : 100%					
	Location : Electrical Ro	oom					
	Explanation: One 100	Ampere Main Disconne	ct Switch				
Switchgear / Switchboard							
Fused Disc Sw	100%	2044	* *	5	\$700		
Raceway							
Conduit	100%	2044	* *	1			
Panelboards							
Molded Case Bkrs	100%	2033	\$81,600	5	\$4,200		
Wiring							
Thermoplastic	100%	2044	* *	1			
Motor Controllers							
Locally Mounted	100%	2032	\$187,900	5	\$1,100		
Ground			-		•		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$4,700		
Stand-by Power					·		
Transfer Switches							
Automatic	100%	2032	\$11,100	1	\$49,200		

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

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

Asset #: 15554

Electrical	Current l	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Generators							
Diesel	100% Now	\$82,400	2049	* *	1	\$55,700	
	Engine Inoperable, E		a Affected .	: 100%			
	Location : Electrica			000/			
	Other Observation, E		ffected : I	00%			
	Location : Electrica		.,				
D. #	Explanation: 12.3	Kilowatt Rated Cap	pacity				
Batteries Lead/Acid	100%		2025	\$2.500	5	\$5,900	
Fuel Storage	100%		2023	\$2,500	5	\$3,900	
Main Tank	100%		2037	* *	5		
Maiii Talik	Other Observation, E	Extent · N/A Area A			3		
	Location : Electrica		ујесней . Т	00/0			
	Explanation : No R		ilahle				
Lighting	Explanation : 110 R	aimg Capacity 11va	itabic				
Interior Lighting							
Fluorescent	5%		2029	\$57,900	10	\$7,300	
	T-12 Lamps And Fixt	ures, Extent : Light				. . ,	
	Location : Pay Boo Room	ths, Main Office, W	ater Main	Room, Elevator	Machine	Room, Electrical	
LED	95%		2039	* *			
Egress Lighting							
Emergency, Service	50%		2039	* *	1		
Exit, Battery	50%		2039	* *	10	\$5,400	
Exterior Lighting							
HID	5%		2029	\$38,100	10		
LED	25%		2039	* *			
No Component	70%						
Alarm							
Security System	1000		•055		_	4	
Generic	100%	37/4	2039	**	1	\$59,700	
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout Parking Garage Explanation : CCTV Surveillance System						
E' - /C 1- D - 4 - 4'	Explanation: CCT	v Surveillance Syst	em				
Fire/Smoke Detection	1000/		2020	¢401 500	1.2	¢101 500	
Generic, Digital	100% 2029 \$421,500 1-3 \$101,500 Not in Service, Extent : Light, Area Affected : 100%						
	Not in Service, Exten Location : Electrica		леа : 100%	′0			
	Location : Electrica	II NOOM					

Mechanical	Current Re	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	1%	2044	* *	1		
No Component	99%					

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

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

Asset #: 15554

Mechanical		Current	Repair	Future Replacement Maintenance			aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
leating										
Conversion Equipment										
Radiant Heater	1%)		2029	\$42,500	2	\$700			
	Other Ob	servation, E	Extent : N/A, Area A	Iffected :	100%					
	Ground.	s Storage R	r - Main Office, Pa oom ric Unit / Cabinet I			vator Mo	achine Room,			
No Component	99%)								
Air Conditioning										
Energy Source										
Electricity	1%)		2033		1				
No Component	99%									
Conversion Equipment	2270	•								
Window/Wall Unit	1%			2027	\$6,200	1				
Willdow/ Wall Clift			tant : Light Arga			1				
	On Extended Life, Extent : Light, Area Affected : 100% Location : 1st Floor - Main Office, Parking Attendant Booths									
			r - Main Office, I a	TKING AII	endani Booins					
No Component	99%)								
Ventilation										
Exhaust Fans										
Wall Unit	1%			2029	\$700	2	\$100			
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor - Grounds Storage Room									
	Locatio	n : 1st Floo	r - Grounds Storag	e Room						
	Explana	ition : 1 Un	it							
No Component	99%)								
Plumbing										
H/C Water Piping										
Brass/Copper	5%)		2034	\$104,900	1				
			tent : Light, Area A							
			Locations - For To			e Bihs In	Garage			
N. C.			200000000000000000000000000000000000000		3,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2 2105 111				
No Component	95%)								
Water Heater With Tanks	10/			2027	#200	4				
Electric	1%			2027	\$200	4				
			tent : Light, Area A							
			r Water Closet Beh		**					
			Extent : N/A, Area A							
	Locatio	n : 1st Floo	r Water Closet Beh	ind Main	Office					
	Explana	tion: 1 Un	it, 6 Gallons							
No Component	99%									
Sanitary Piping										
Cast Iron	1%	.		LIFE	* *	1				
No Component	99%			LHL		1				
	7770)								
Storm Drain Piping	1000/			LIPP	* *	1				
Cast Iron	100%)		LIFE	-1· T	1				

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

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

Asset #: 15554

Mechanical	Current Rep	Current Repair			M					
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing										
Backflow Preventer										
No Component	95%									
Generic	5%		2029	\$3,600	1	\$500				
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : 1st Floor W									
	Explanation : Water So	ervice For Toilet	In Main	Office And Hose I	Bibs In G	Garage				
Fixtures										
No Component	99%									
Generic	1%									
	Obsolete Fixtures, Exten	0	Iffected :	100%						
	Location : 1st Floor M	lain Office								
Vertical Transport										
Elevators										
Hydraulic	100%		LIFE	* *						
	Other Observation, Exte		ffected :	100%						
	Location : From 1st To	5th Floor								
	Explanation: 2 Units									
Fire Suppression										
Standpipe										
Generic	100% Now	\$15,000	2034	\$752,300	1-5	\$56,700				
	Missing Hose/Nozzle, Extent: Moderate, Area Affected: 50%									
	Location: Fire Hose Cabinets By Elevators - Missing Hoses And Deteriorated Cabinets									
	Other Observation, Exte	ent : N/A, Area Ą	ffected :	100%						
	Location : Throughout									
	Explanation : Dry Star	ndpipe								

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : ELMHURST HOSPITAL WOMEN'S PAVILION

Address : 78-20 41ST AVENUE BETWEEN 78TH AND 79TH STREETS

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0005.070 / 15552 Yr Built/Renovated : 2014 /

Area Sq Ft : 16,794 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Nov-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1500 Lot : 2 BIN : 4539651

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$449,800
Interior Architecture	\$70,500	
Mechanical	\$493,200	
Site Enclosure	\$227,700	
Total	\$791,400	\$449,800
Importance Code A		\$449,800
Importance Code B	\$493,200	·
Importance Code C	\$298,200	
Total	\$791,400	\$449,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,800		\$1,100	
Interior Architecture	\$5,100	\$10,500	\$7,300	\$3,900
Electrical	\$8,300	\$2,100	\$2,400	\$2,100
Mechanical	\$21,500	\$3,800	\$4,400	\$4,200
Site Enclosure	\$5,000			
Site Pavements	\$27,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$102,600	\$24,300	\$23,100	\$18,100
Importance Code A	\$26,800		\$1,100	
Importance Code B	\$55,400	\$24,300	\$22,000	\$14,500
Importance Code C	\$20,400			\$3,600
Total	\$102,600	\$24,300	\$23,100	\$18,100



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

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

Asset #: 15552

Architecture		Current F	Repair	Futur	e Replacement				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	85%			2054	* *	5-10	\$209,800		
Metal Sect. OHD	2%			2047	* *	5	\$2,200		
Stucco Cement	3%			2039	* *	5	\$2,700		
Window Wall	10%			2054	* *	5	\$13,500		
Windows									
Aluminum	100%			2050	* *	5	\$5,600		
Parapets									
Metal Panel	100%			2054	* *	5	\$15,200		
Roof									
Modified Bitumen	100%		\$24,000	2034	\$240,000				
		Blisters, Extent : Severe, Area Affected : 2% Location : At Roof Drains							
		-							
			Extent : Moderate,	Area Afj	fected : 10%				
	Location	ı : Through	out						
Soffits	200/			2020	* *				
Fiber Board	20%		7	2039					
			Extent : N/A, Area A	јјестеа :	100%				
		i : Loading	· Cement Panels						
16 . 1D . 1			Cemeni Faneis	2054	* *	7.10	Φ.(7, 000		
Metal Panel	80%			2054	* *	5-10	\$65,800		
nterior									
Floors	2%			2033	¢0 100	2	\$800		
Carpet Ceramic Tile	3%			2033	\$9,100 * *	3 5	\$800 \$800		
	75%			2043	* *	3	\$7,100		
Vinyl Tile Wood	20%			2039	* *	5	\$9,400		
Interior Walls	2070			2002		3	\$9,400		
Ceramic Tile	10%			2043	* *	5	\$7,100		
Gypsum Board	90%			LIFE	* *	5-10	\$108,900		
Ceilings	2 070			LIIT		5-10	\$100,700		
AcousTileSusp.Lay-In	90%			2051	* *	5	\$21,100		
Gypsum Board	10%			LIFE	* *	5-10	\$8,100		
Site Enclosure	10/0			LII L		J 10	ψ0,100		
Fence/Gates									
Iron Picket	100%	4+	\$5,000	2069	* *				
			xtent : Light, Area		: 20%				
		,	٠٠٠, ٠٠٠						

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

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

Asset #: 15552

Architecture	Current Repair			Futu	re Replacement	M					
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Site Enclosure											
Free Standing Walls											
Masonry: Brick	100%		\$227,700	2044	* *						
	Broken/Missing Elements, Extent: Light, Area Affected: 2% Location: At Corners										
	•	C	: Light, Area Aff	ected : 2	2%						
		: At Entry G									
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout									
		C									
		_	Area Affected :	1%							
a: -	Location	: Throughou	<u>, </u>								
Site Pavements											
Public Sidewalk	1000/	N.T.	¢12.500	2020	* *						
Cast in Place Concrete		Now	\$12,500	2039	• •						
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: 41st Avenue										
			-	AC							
	_		tent : Severe, Are	га Ајјесі	ea : 5%						
O C' W 11	Location	: At Drivewa	y Entry								
On-Site Walkways Cast in Place Concrete	100%			2039	* *						
	100%			2039							
Parking/Driveway	1000/	2.4	¢15 400	2042	* *						
Asphalt	100% 2-4 \$15,400 2043 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 20%										
	_	crumoung, E. : Throughou		, агеи ај	yeciea . 2076						
		U	nt : Light, Area A	1ffactad	. 50/						
	_	iosiaing, Exie i : At Back Lo	-	<i>престеа</i>	. 3/0						
	Location	. At DUCK LO	aaing Area								

Electrical	Current Repair	Future Repla	cement	Ma		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts					·	
Service Equipment						
Molded Case Bkrs	100%	2054	* *	5	\$400	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location: Electrical Room					
	Explanation: One 1,200 Ampere	Main Disconnect Swi	itch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2054	* *	5	\$400	
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Molded Case Bkrs	100%	2050	* *	5	\$400	
Wiring						
Thermoplastic	100%	2054	* *	1		

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

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

Asset #: 15552

Electrical	Current Re	pair	Future Replacement Maintenance			aintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Motor Controllers									
Locally Mounted	20%		2047	* *	5				
Variable Frequency	80%		2047	* *					
Drive									
Ground									
Grounding Devices Generic	100%		LIFE	* *	5	\$500			
Stand-by Power	10070		LIIL			Ψ300			
Transfer Switches									
Automatic	100%		2047	* *	1	\$5,200			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room								
	Explanation : Connec		ling						
Lighting			<u>U</u>						
Interior Lighting									
Fluorescent	90%		2039	* *	10	\$13,900			
	Compact Fluorescent L Location : Throughou	-	ıt, Area	Affected : 100%					
Fluorescent	5%		2039	* *	10	\$800			
	T-8 Lamps And Fixture.	s, Extent : Light, A	lrea Affe	ected : 100%					
	Location : Throughou	ıt The Building							
LED	5%		2039	* *					
Egress Lighting									
Emergency, Service	30%		2039	* *	1				
Emergency, Battery	20%		2039	* *	10	\$800			
Exit, Battery	50%		2039	* *	10	\$600			
Exterior Lighting									
Fluorescent	28% Now	\$5,800	2039	* *					
	Compact Fluorescent L		ıt, Area	Affected: 100%					
	Location: Building P		1.00	1 1000/					
	Malfunctioning, Extent		Affected	d : 100%					
	Location : Building P	erimeter							
LED	2%	erimeter	2039	* *					
No Component		erimeter	2039	* *					
No Component Alarm	2%	erimeter	2039	**					
No Component Alarm Security System	2% 70%	erimeter			1	ØC 200			
No Component Alarm	2% 70%		2039	**	1	\$6,300			
No Component Alarm Security System	2% 70% 100% Other Observation, Ext	tent : N/A, Area Af	2039	**	1	\$6,300			
No Component Alarm Security System	2% 70% 100% Other Observation, Ext Location: Throughou	tent : N/A, Area Af ut The Building	2039 Fected :	**	1	\$6,300			
No Component Alarm Security System	2% 70% 100% Other Observation, Ext	tent : N/A, Area Af ut The Building	2039 Fected :	**	1	\$6,300			

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

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

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

Asset #: 15552

Priority 700
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Ventilation

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

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

Asset #: 15552

Mechanical	Current Repair	Future Repl	Future Replacement Maintenance		aintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	ated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Tentilation										
Distribution	1000/	LIDE	ala ala	2.5	014000					
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$14,800					
Exhaust Fans	20/	2020	* *	2						
Interior	2% Other Observation Entant N/A	2039	* *	2						
	Other Observation, Extent: N/A, Location: Basement - Switchbo									
	Explanation: Ceiling Mounted									
D · · · É			* *	2	¢100					
Roof		,200 2039		2	\$100					
	Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : Roof - 1 Unit, Toilet Exhaust Fan									
		Exnausi F an								
No Component	65%									
lumbing										
H/C Water Piping	1000/	2054	* *	1						
Brass/Copper	100%	2054	* *	1						
HW Heat Exchanger	1000/	2070	* *	4	#1.700					
Steam Fired	100% Other Observation, Extent: N/A,	2060	* *	4	\$1,700					
	Location : Basement Mechanica	55								
		li Koom								
C ', D' '	Explanation: 2 Units									
Sanitary Piping	100%	LIFE	* *	1						
Cast Iron	100%	LIFE		1						
Storm Drain Piping Cast Iron	100%	LIFE	* *	1						
	100%	LIFE		1						
Sump Pump(s) Submersible	100%	2025	\$500	4	\$500					
Submersible			\$300	4	\$300					
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room									
	Explanation: 1 Duplex Set	ii Room								
Backflow Preventer	Explanation . I Duplex set									
Generic Generic	100%	2039	* *	1	\$1,000					
Fixtures	10070	2037			Ψ1,000					
Generic	100%									
Vertical Transport	10070									
Elevators										
Hydraulic	100%	LIFE	* *							
<i>j</i>	Other Observation, Extent: N/A,									
	Location: From Basement To 2	**								
	Explanation: 2 Units									
ire Suppression	^									
Sprinkler										
Generic	100%	2054	* *	1-2	\$4,700					
Fire Pump										

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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

Address : 79-01 BROADWAY

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 16-Nov-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,6,9,Ph

Block : 1500 Lot : 2 BIN : 4437132

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$52,913,200	\$2,881,500
Interior Architecture	\$8,347,100	\$26,986,300
Electrical		\$15,346,100
Mechanical	\$18,504,900	\$79,129,100
Site Pavements	\$1,210,400	
Total	\$80,975,600	\$124,342,900
Importance Code A	\$52,913,200	\$3,641,900
Importance Code B	\$23,351,300	\$119,671,700
Importance Code C	\$4,711,100	\$1,029,400
Total	\$80,975,600	\$124,342,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,300			
Interior Architecture				\$109,200
Electrical	\$182,600	\$139,900	\$151,000	\$162,800
Mechanical	\$418,400	\$342,100	\$456,300	\$349,300
Site Pavements	\$7,800			
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Total	\$813,100	\$635,900	\$761,300	\$775,300
Importance Code A	\$134,500	\$85,000	\$84,200	\$85,000
Importance Code B	\$670,800	\$550,900	\$677,100	\$690,300
Importance Code C	\$7,800			
Total	\$813,100	\$635,900	\$761,300	\$775,300



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

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

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

Asset #: 68

Architecture	Current	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	2% Now	\$201,600	LIFE	* *	5	\$82,400	1	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Roof Overhang At Bulkhead On Zone D							
	Exposed Reinforcem	ent, Extent : Severe,	Area Af	fected : 10%				
	Location : Roof Ov	erhang At Bulkhead	d On Zon	ne D				
Masonry: Brick	50% Now	\$17,338,000	LIFE	* *	5	\$411,900		
ž	Expansion Joint Failure, Extent: Severe, Area Affected: 10%							
	Location : South F	acade						
	Joint Mortar Miss/E	rod, Extent : Severe	, Area Aj	fected : 50%				
	Location : Through	nout						
	Misaligned/Bulging,	Extent: Moderate,	Area Aff	fected : 5%				
	Location : North W	Vall Of Zone D, Spar	ndrel Loc	cations Throughou	t			
	Sidewalk Shed in Us	e, Extent : Light, Ar	ea Affect	ted : 30%				
	Location: Broadwa	ay Entrance And Sid	lewalk					
	Spalling, Extent : Se	vere, Area Affected	: 2%					
	Location : Adjacen	t To Window Sills A	t Roof H					
Masonry: Brick Cavity	40% Now	\$14,672,900	LIFE	* *	5	\$329,500		
, , ,	Expansion Joint Fair	lure, Extent : Severe	, Area A	ffected : 10%				
	Location : South F	acade						
	Misaligned/Bulging,	Extent : Moderate,	Area Aff	fected : 5%				
	Location : At Span	drel Locations Thro	ughout					
Masonry: Limestone	2% Now	\$265,300	LIFE	* *	5	\$12,400		
,	Joint Mortar Miss/E	·	, Area Aj	fected : 50%		,		
	Location : Window			-				
Metal Panel	3%		2054	* *	5-10	\$169,900		
Window Wall	3%		2054	* *	5	\$92,700		

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

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

Asset #: 68

rchitecture	Current Repair Future Replacement		Replacement	M			
estem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Windows	000/ N	115 221 600	2050	* *	_	¢156 200	
Aluminum	90% Now Air Infiltration, Extent: Location: All Windows Ctrwt/Balnc Not Funct, E Location: All Floors Deteriorated Finish, Exte Location: Throughout Glazing Broken/Cracked, Location: Roof Adjace, Worn/Eroded, Extent: M Location: Throughout	Extent : Severe, A ent : Moderate, A , Extent : Moder nt To Building H Joderate, Area Aj	Area Affe Area Affe ate, Area	00% cted : 80% cted : 50% 1 Affected : 2%	5	\$156,300	
26 . 17		All Floors	2025	* *	10	Φ100 7 00	
Metal Louvers Steel	5% 5% Now Air Infiltration, Extent: S Location: All Floors Corrosion/Rusting, Extent Location: All Floors Ctrwt/Balnc Not Funct, H Location: All Floors Glazing Broken/Cracked, Location: Basement An Thermally Inefficient, Ex Location: All Floors	nt : Moderate, Ar Extent : Severe, A , Extent : Moder nd Building H Si	rea Affect Area Affe ate, Area de	ted : 50% cted : 80% 4 Affected : 5%	10 5	\$108,500 \$108,500	
Parapets							
Masonry: Brick Masonry: Brick Cavity	10% 75% Now Joint Mortar Miss/Erod, Location: Throughout Misaligned/Bulging, Exte Location: At All Roof S Vertical Cracks, Extent: Location: Throughout	Extent : Modera ent : Moderate, A Spandrel Locatio	Area Affe ons - All S	cted : 5% Sides	5-10 5	\$28,300 \$31,000	
Masonry: Limestone	5% Now Joint Mortar Miss/Erod, Location: Coping At Z Caulking Deteriorated, E Location: Coping At Z Vegetation Growth, Exter Location: Throughout	Extent : Modera ones C And D Extent : Moderat ones C And D	e, Area A	ffected : 25%	5	\$2,600	
Metal Rail	10% 0-2 Corrosion/Rusting, Exten Location : South Parap		2039 rea Affect	* * ted : 25%	5	\$29,400	

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

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

Asset #: 68

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Roof	100/	3.7	Ф 221 400	2011	* *			1
Built-Up (BUR)	Miss/Dam Location Ponding, Location	n : Over Zone Extent : Seve n : All Roofs	\$321,400 mgs, Extent : Seve e C rre, Area Affected tent : Severe, Area	: 30%	Affected : 25%			1
	Location	ı : Over Gen	erator Room	00				
			Severe, Area Affe ator Penthouse Ir		%			
Modified Bitumen	55%	Now	\$1,655,700	2044	* *			1
	Location Drains Cl Location Patching Location Ponding, Location Vegetation Location Water Pen Location Worn/Eron Location Other Obs	n: Concrete ogged, Exter n: Zone A, D Evident, Exte n: All Roofs Extent: Seve n: Zones A, D n Growth, Ex n: All Locati netration, Exte n: Over Eme ded, Extent: n: Zones D A servation, Ex n: Over Eme	ent : Moderate, Area Affected D tent : Severe, Area ons tent : Severe, Area ergency Room, Zo. Severe, Area Affe And A tent : Severe, Area ergency Room, Zo. tent : Severe, Area ergency Room, Zo. tete Pavers Over E	rgency R ffected: rea Affect rea Affected Affected ne D cted: 30 Affected ne A And	oom 20% ed:5% 1:20% 1:10%	onging C	f Upper Layers	
Roll Roofing Single Ply Membrane	Location Water Pen	Now one Ballast, I one Cover Low netration, Exi	\$79,000 Extent : Light, Are er Roofs Of New tent : Moderate, A of Facing Broadw	Wings Fa rea Affec	cing Broadway	5	\$22,400	
Skylight, Metal/Glass	2%		, 3	2044	* *	10	\$18,000	
Soffits	270			2011		10	Ψ10,000	
Stucco Cement	Location	Crumbling, I 1 : Loading I	\$14,900 Extent : Moderate Dock Area Stent : Severe, Area			5	\$4,200	
	Location	ı : Loading I	Dock Area	00				
	Explana	tion : Bent A	nd Damaged Met	al Fascia	Of Loading Dock	Canopy		

In

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

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

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

Asset #: 68

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
Interior								
Floors	400/		44.460.000		de de	_	0001000	
Cast in Place Concrete	10%		\$1,169,000	LIFE	**	5	\$294,000	
		ded, Extent 1 : Sub-base	: Moderate, Area A ement	Iffected :	10%			
Ceramic Tile	10%	4+	\$387,400	2037	* *	5	\$67,200	
			od, Extent : Moder Toilet Rooms	ate, Area	Affected : 5%			
Quarry Tile	5%			2039	* *	5	\$100,800	
Sheet Vinyl/Rubber	5%			2042	* *	5	\$100,800	
•	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Zone A A	and 3rd Floor Labo	ratories				
	Explana	tion : Rece	nt Installations At 2	Zone A				
Terrazzo	5%			LIFE	* *	5	\$105,000	
Vinyl Tile	65%	Now	\$493,600	2034	\$24,677,900	3	\$327,600	
·		-	ents, Extent : Seve ear Room Csb-1, 1s		Affected : 5%			
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$102,800	
Concrete Masonry Unit	10%	Now	\$1,976,700	LIFE	* *	5	\$82,300	
·	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affect	ted : 5%			
	Location	ı : Penthou	se - Adjacent To Wa	ater Tank	S			
		netration, E 1 : Generat	xtent : Severe, Area or Room	Affected	! : 5%			
Glass: Single Pane	5%			LIFE	* *	5	\$154,300	
Gypsum Board	38%			LIFE	* *	5-10	\$1,328,600	
Plaster	30%		\$307,000	LIFE	* *	5	\$185,100	
			Extent : Moderate	, Area Af	fected : 5%		4-0-,	
	_	_	ear Room Csb-1, C					
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Staircase	eJ					
SGFT/Glazed Masonry	10%	0-2	\$378,000	LIFE	* *			
= == =: ==== = :: 140012 ;	Cracking/		Extent : Moderate		fected : 10%			
Wood	2%			LIFE	* *	5	\$329,100	
-						-		

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

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

Asset #: 68

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	200/ 0.2	#221 200	2020	* *	_	#1 (0, 000	
AcousTileConcealSpLn		\$221,200	2039		5	\$168,000	
	Broken/Missing Eler Location : Baseme		erate, Art	га Ајјества : 2%			
AcousTileSusp.Lay-In	50% 4+	\$1,142,500	2039	* *	5	\$336,000	
	Misaligned/Bulging,		Area Aff	ected : 10%			
	Location : Baseme	nt And Kitchen					
Exposed Struc: Concrete	e 5%		LIFE	* *	5-10	\$84,000	
Exposed Struc: Steel	5%		LIFE	* *	10	\$134,400	
Metal Panel	5% Now	\$682,800	LIFE	* *	5	\$84,000	
	Corrosion/Rusting, I	Extent : Moderate, A	1rea Affe	cted : 20%			
	Location : Lobby A	And First Floor					
	Misaligned/Bulging,	Extent : Moderate,	Area Aff	ected : 5%			
	Location : Through	hout Lobby					
Plaster	15% Now	\$125,400	LIFE	* *	5	\$126,000	
1 100001	Cracking/Crumbling			ted : 5%		Ψ1 2 0,000	
	Location : Baseme		55				
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2069	* *			
Retaining Walls							
Cast in Place Concrete	100%		2069	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$313,800	2039	* *			
	Cracking/Crumbling	g, Extent : Moderate	, Area A <u>f</u>	fected : 10%			
	Location : All Stre	ets					
	Sinking/Subsiding, E	Extent : Moderate, A	rea Affec	ted : 5%			
	Location: Broadw	vay					
On-Site Walkways							
Cast in Place Concrete	100% Now	\$7,800	2039	* *			
	Cracking/Crumbling	g, Extent : Moderate	, Area A <u>f</u>	fected : 10%			
	Location : Loading	g Dock Area					
	Misaligned/Bulging,	Extent: Moderate,	Area Aff	ected : 5%			
	Location: Main E.	ntrance					
	Ponding, Extent: M Location: Loading	**	ted : 15%	Ó			
Parking/Driveway		,					
Asphalt	70% Now	\$896,500	2037	* *			
rispitait	Cracking/Crumbling	·		fected : 10%			
		ncy Room Driveway					
	Potholes, Extent : Li						
	Location : Through		-, 0				
	Sinking/Subsiding, E		Affected :	2%			
	Location : Drivew		-,,,	-,0			
Cast in Place Concrete	30%		2039	* *			
Casi iii Flace Concrete	3070		2039				

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

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

Asset #: 68

lectrical	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts								
Service Equipment								
Air Circuit Breaker	30%		2034	\$319,100	5	\$1,300		
	Other Observation, E.	xtent : N/A, Area A <u>f</u>	ffected :	100%				
	Location : Electrica	ıl Rooms Broadway	Side					
	Explanation: Two 4	1,000 Ampere Main	Disconr	nect Switches				
Air Circuit Breaker	20%		2034	\$212,700	5	\$900		
	Other Observation, E.	xtent : N/A, Area Af	ffected :	100%				
	Location : Electrica	ıl Room 41st Street	Side					
	Explanation: One 4	1,000 Ampere Main	Discon	iect Switch				
Fused Disc Sw	40%		2044	* *	5	\$1,500		
	Other Observation, E	xtent : N/A, Area Aj	ffected :	100%				
	Location : Electrica		-					
	Explanation: There	Are Three Main Se	rvices C	Coming Into The Bu	ilding. E	ach Have Main		
	Disconnect Switche.			-	J			
Fused Disc Sw	10%		2054	* *	5	\$400		
	Other Observation, E.	xtent : N/A, Area A <u>f</u>	ffected :	100%				
	Location : Electrical Room 41st Street Side							
	Explanation: One I	1,600 Ampere Main	Discon	iect Switch				
Transformers								
Dry Type	30%		2047	* *	5	\$900		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrica	ıl, Mechanical And	Elevator	r Machine Rooms				
	Explanation: Trans	formers Rated At Vo	arious C	Capacities				
Dry Type	70%		2032	\$19,100	5	\$2,200		
2 21	Other Observation, E.	xtent : N/A, Area Aj	ffected :	100%				
	Location : Electrica	ıl, Mechanical And	Elevator	r Machine Rooms				
	Explanation : Trans	formers Rated At Vi	arious C	Capacities				
Switchgear / Switchboard								
Air Circuit Breaker	45%		2034	\$478,700	5	\$2,000		
Air Circuit Breaker	10%		2054	* *	5	\$400		
Fused Disc Sw	35%		2044	* *	5	\$1,300		
Fused Disc Sw	10%		2034	\$106,400	5	\$400		
Raceway								
Busway	10%		2032	\$116,700	1			
Conduit	40%		2034	\$466,900	1			
Conduit	50%		2054	* *	1			
Panelboards								
	10/		2033	\$12,200	5	\$200		
Fused Disc Sw	1%		2033	\$12,200	-	Ψ200		
Fused Disc Sw Fused Disc Sw	1% 1%		2050	\$12,200 **	5	\$200		

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

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

Asset #: 68

Electrical	Current Repair	Future I	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Wiring								
Braided Cloth	20%	2033	\$347,500	1				
	Insulation Aged, Extent : Light, Area Location : Old Section Of The Build)% 					
Busway	10%	2032	\$173,800	1				
Thermoplastic	70%	2044	* *	1				
Motor Controllers								
Locally Mounted	10%	2032		5	\$600			
Locally Mounted	10%	2047	* *	5	\$600			
Motor Control Center	50%	2032	\$1,116,100	5	\$11,700			
Motor Control Center	5%	2047	* *	5	\$1,200			
Variable Frequency	25%	2047	* *					
Drive								
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%	LIFE	* *	5	\$12,600			
Stand-by Power								
Transfer Switches								
Automatic	80%	2047	* *	1	\$211,400			
Automatic	20%	2032	\$42,700	1	\$52,800			
Generators								
Diesel	20%	2037	* *	1	\$66,500			
	Other Observation, Extent: N/A, Are		00%					
	Location : F Plant Generator Roon							
	Explanation : One 1,500 Kilowatt F Building			nexes G				
Diesel	15%	2037	* *	1	\$49,900			
	Other Observation, Extent : N/A, Are		00%					
	Location : 41st Street Generator Ro							
	Explanation: 671 Kilowatt Rated (Capacity. Also	Serves The Wom	en's Pav	ilion			
Diesel	15%	2037	* *	1	\$49,900			
	Other Observation, Extent : N/A, Are	a Affected : 10	00%					
	Location : Broadway Generator Ro	oom						
	Explanation: 671 Kilowatt Rated C	Capacity						
Diesel	10%	2030		1	\$33,300			
	Other Observation, Extent: N/A, Are	a Affected : 10	00%		. ,			
	Location: Baxter Generator Room							
	Explanation: 400 Kilowatt Rated C	Capacity						
Diesel	40%	2030		1	\$133,000			
210001	Other Observation, Extent : N/A, Are		00%	*	Ψ155,000			
	Location : F Plant Generator Room							
	Explanation: Three 600 Kilowatt R		es					
Batteries	Enpiriment . Three ooo Enowatt It	anca capaciti						
Lead/Acid	100%	2027	\$2,500	5	\$31,800			
Lead/Acid	10070	2021	Ψ2,500	J	ψ51,000			

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

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

Asset #: 68

Electrical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power	•					
Fuel Storage						
Day Tank	10%	2042	* *	5		
	Other Observation, Extent : N/A, A		100%			
	Location: Baxter Generator Roc	om				
	Explanation: 180 Gallons					
Day Tank	20%	2042	* *	5		
	Other Observation, Extent : N/A, A		100%			
	Location : F Plant Generator Ro	oom				
	Explanation: 4,000 Gallons					
Day Tank	10%	2042	* *	5		
	Other Observation, Extent : N/A, A		100%			
	Location: Broadway Generator	Room				
	Explanation: 275 Gallons					
Main Tank	50%	2049	* *	5		
	Other Observation, Extent: N/A, A		100%			
	Location : F Plant, Broadway An					
	Explanation: 12,000 And 6,000	Gallons Capaci	ty			
Under Construction	10%					
	Other Observation, Extent: N/A, A		0%			
	Location: 41st Street Generator	Room				
	Explanation: Under Construction	on				
ighting						
Interior Lighting	/	2024	4-24 0400	4.0	0.422.200	
Fluorescent	55%	2034	\$7,348,100	10	\$433,200	
	T-8 Lamps And Fixtures, Extent: I		cted: 100%			
	Location : Throughout The Build	ding				
Fluorescent	2%	2034	\$267,200	10	\$15,800	
	T-5 Lamps And Fixtures, Extent : L Location : Throughout The Build	0 "	cted : 100%			
Fluorescent	2%	2034	\$267,200	10	\$15,800	
	Compact Fluorescent Light, Extend	t : Light, Area A			. ,	
	Location : Throughout The Build	ling				
HID	1%	2034	\$104,000	10	\$300	
LED	40%	2039	**		*	
Egress Lighting						
Emergency, Service	30%	2034	\$162,300	1		
Emergency, Service	10%	2039	* *	1		
Emergency, Battery	10%	2034	\$147,400	10	\$20,700	
Exit, Service	10%	2034	\$37,900	1	-	
Exit, Battery	40%	2039	* *	10	\$23,200	
					·	
Exterior Lighting						
	5%	2029	\$204,900	10	\$100	
Exterior Lighting	5% 25%	2029 2039	\$204,900 * *	10	\$100	

Lightning Protection

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

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

Asset #: 68

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection						
Arresters/Cabling						
Generic	100%	2049	* *	5	\$2,800	
Alarm						
Security System						
Generic	100%	2039	* *	1	\$320,700	
	Other Observation, Extent: 1	N/A, Area Affected : I	100%			
	Location : Throughout The	Building				
	Explanation : CCTV Survey	llance System				
Fire/Smoke Detection						
Generic, Digital	100%	2034	\$2,265,000	1-3	\$545,300	

Mechanical	Current Repair	Future R	eplacement	M			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Electricity	1%	2044	* *	1			
	Other Observation, Extent: N/	A, Area Affected : 100	0%				
	Location : Generator Gear R	oom E1-139, Other L	ocations				
	Explanation : Electric Heatin	g					
Interruptible Gas/Dual Fuel	99%	2044	* *	1			
	Other Observation, Extent: N/	A, Area Affected : 100	0%				
	Location : Building Exterior	- Underground Vault					
	Explanation: 3 Tanks, No.2 (Oil, 25,000 Gallons E	ach				
Conversion Equipment							
Radiant Heater	1%	2034	\$228,500	2	\$4,000		
	Other Observation, Extent: N/	A, Area Affected : 100	0%				
	Location : Generator Gear R	oom E1-139, Other L	ocations				
	Explanation : Electric Unit H	Ieaters					
Steam Boiler	99%	2047	* *	1	\$842,000		
	Boiler Used For Hot Water, Ex		cted : 100%		¥ - , ,-		
	Location : Boiler Room	0 . 55					
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Boiler Room						
	Explanation : 4 Water-tube H Womens Pavilion And Annexe	0	_	uilding A	Ind Zone H,		

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

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

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

Asset #: 68

lechanical	Currer	t Repair	Futu	re Replacement	M					
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
eating										
Distribution										
Hot Wtr Piping/Pump	40% Now	\$153,600	2033	\$768,100	4	\$16,900				
		Moderate, Area Affe								
		ng Perimeter - Vario								
		Extent : Light, Area		100%						
		ghout - Building Peri								
Central Plant Steam Piping/Pmp	60% Now	\$296,300	2034	\$14,815,200	4	\$25,400				
	Insul. Deteriorating, Extent: Moderate, Area Affected: 10%									
	Location: Various Mechanical Rooms									
		nt : Moderate, Area A ent And Sub-baseme			ate Pum _ļ	Sets, Other				
	Malfunctioning, Extent : Moderate, Area Affected : 5% Location : Boiler Room - Steam Condensate Pump Set									
	On Extended Life, Location : Throu	Extent : Light, Area 2 ghout	Affected :	80%						
	Steam Traps Faulty, Extent : Moderate, Area Affected : 25% Location : Various Locations									
Terminal Devices										
Air Handler	15%		2029	\$2,478,700	1	\$79,700				
	On Extended Life, Extent : Light, Area Affected : 100% Location : Mechanical Room B-sb-8 - Fresh Air Blowers With Steam Coils									
Convector/Radiator	80%		2032	\$5,744,300	1	\$221,900				
	On Extended Life,	Extent : Light, Area	Affected :			,				
	Location : Throu Ductwork	ghout - Steam And H	ot Water	Perimeter Heating	And Re-	heat Coils In				
Unit Heater - Steam	5%		2034	\$249,500	4	\$5,900				
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Various Mechanical Rooms, Other Locations									
	Explanation : Un	it Heaters / Cabinet	Heaters							

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

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

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

Asset #: 68

Mechanical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priori						
Heating									
Controls									
Digital	60% 2-4 \$4,539,5 Malfunctioning, Extent: Moderate Location: Pediatric Emergency (Locations	Area Affected : 5%	s Controls, Other						
	Obsolete Equipment, Extent : Light, Area Affected : 50%								
	Location: Throughout - Obsolete Front End And Various Controllers								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Throughout								
	Explanation: Building Management System With Various Direct Digital Controllers And Digital Controllers With Pneumatic Field Devices In This Building And Other Buildings In This Complex								
Pneumatic	5% Now \$17,0	00 2032 \$848,500							
	Broken, Extent : Moderate, Area Affected : 20%								
	Location: Mechanical Room B-sb-8 - Fresh Air Blower Controls								
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Mechanical Room B-sb-8								
	Explanation: Pneumatic Controllers At Fresh Air Blowers. Steam Radiators Throughout Are Provided With Self-contained Control Valves								
No Component	35%								
Air Conditioning									
Energy Source									
Electricity	100%	2042 **	1						

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

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

Asset #: 68

echanical	Current F	Repair	Future	Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Conditioning									
Conversion Equipment Centrifugal, Elec Chille	r 55% 2-4	\$9,847,000	2049	* *	1	\$460,000			
	Malfunctioning, Exter								
	Location : Sub-base Malfunctioning, Not Other Observation, E.	t Available Parts F	or Repair	rs	e With R-	11 Refrigerant,			
	Location : Sub-base	ment Chiller Roon	n						
	Explanation: Chille	ers Serve This Buil	ding And	Zone H Building I	n Compl	ex			
Interior Pkg Unit - Cooling	5%		2032	\$694,400	2	\$2,600			
C	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Penthous	se Elevator Machir	ne Room,	Other Locations					
	Explanation : Water	· Cooled Packagea	l Units						
Reciprocating Compr/Chiller	7%		2029	\$906,800	1	\$27,900			
	Other Observation, E. Location : Emergen			100%					
	Explanation : Packa Emergency Trauma	iged Air Cooled C	-	oll Compressors, l	R-134a. U	Init Serves			
Ext Pkg Unit - Heating/Cooling	15%		2029	\$2,212,900	2	\$7,900			
	Other Observation, E. Location : 9th Floor								
	Explanation : Sever								
Split Unit	5%		2029	\$1,042,600					
•	R-22 Refrigerant, Ext Location : Various I	-	ffected : .	100%					
Split Unit	5%		2034	\$1,042,600					
1	R-410a Refrigerant, E	Extent : Light, Area	a Affected						
	Location : Various L Locations	locations In Emerg	gency Tra	uma And Pediatric	c Centers	, Other			
Window/Wall Unit	8%		2027	\$266,100	1				
	On Extended Life, Ext Location: Various 1		Affected :	75%					
	Other Observation, E.	xtent : N/A, Area A	Affected :	100%					
	Location : Various I	Locations							
	Explanation : Suppl	emental Cooling							
Distribution CW & CHW Wtr	70% Now	\$19,900	2044	* *	4	\$29,600			
Pipe/Pump	Insul. Deteriorating,	Extent : Moderate,	Area Aff	ected : 70%					
	Location : Various I	Mechanical Rooms							
No Component	30%								

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

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

Asset #: 68

Mechanical	С	Current Repair			e Replacement	Maintenance			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Terminal Devices									
Air Handler/Cool/Ht	69%			2029	\$11,756,400	1	\$366,400		
		arious N	tent : Light, Area A Aechanical Rooms	00	90% Roofs - Multiple Ui	iits With	Steam And		
Fan Coil - 2 Pipe	1%			2034	\$267,900	1	\$2,800		
	Location: K	Kitchen	xtent : N/A, Area A						
N. C.		i : F100r	Mounted Units W	un Chille	a water Cons				
No Component	30%								
Heat Rejection	50/			2020	¢201 500	2	£20,000		
Dry Cooler	Location : L	Lower Re	v		\$201,500 100% r Water-cooled Pac	2 ckaged U	\$29,900 Inits		
Water Cooling Tower	55%	0-2	\$2,439,400	2039	* *	2	\$380,300		
	Location: M Leak Evident, Location: M On Extended Location: M	Aain Ro Extent Aain Ro Life, Ex	vere, Area Affected of - Damaged / Co : Moderate, Area A of - Tower Piping tent : Light, Area A of - 4-cell Tower	rroded To Iffected :		s			
No Component	40%								
Ventilation Distribution									
Ductwork/Diffusers	Location : V	tent : M Various I	\$771,300 oderate, Area Affec Roofs Extent : Moderate,			2-5	\$47,900		
	Location: Various Mechanical Rooms								
	Leak Evident, Extent : Moderate, Area Affected : 70% Location : Various Mechanical Rooms - Significant Duct Air Leakage								
	Other Observ	ation, E	xtent : N/A, Area A urious Mechanical	ffected :		uge			
	Explanation	: Locat	ion Noted						
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$682,400		

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

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

Asset #: 68

echanical	Current Repair	Future R	eplacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
itilation									
Exhaust Fans									
Interior	79%	2029	\$3,076,600	2	\$20,800				
	On Extended Life, Extent : Light, Area Location : Various Mechanical Room		9%						
Roof	20%	2029	\$340,800	2	\$5,300				
	On Extended Life, Extent : Light, Area Location : Roofs	Affected: 80%	6						
Wall Unit	1%	2029	\$3,800	2	\$300				
	Other Observation, Extent: N/A, Area Location: Penthouse Mechanical Ro Locations Explanation: Location Noted	Affected: 100	%						
mbing									
H/C Water Piping									
Brass/Copper	100%	2034	\$11,277,700	1					
Bluss, Copper	On Extended Life, Extent : Light, Area								
	Location : Throughout	00							
Water Heater With Tanks									
No Component	99%								
Not Accessible	1%								
2.0012000000	Other Observation, Extent : N/A, Area Affected : 0% Location : Water Heater Room By Emergency Trauma Center - No Key								
	Explanation: Oil Fired Water Heater	rs For Emerge	ncy Decontam	ination S	Showers				
HW Heat Exchanger									
Steam Fired	100% Other Observation, Extent: N/A, Area Location: Mechanical Room Bb-118 Explanation: Location Noted		**	4	\$127,400				
Sanitary Piping	*								
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	99%	2029	\$174,000	4	\$26,900				
Submersible	1%	2025	\$300	4	\$300				
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Emergency Generator Roo	om E1-129							
Sewage Ejector(s)									
Sewage Ejector(s) Electric	100%	2029	\$459,800	4	\$51,300				
	100%	2029	\$459,800	4	\$51,300				
Electric	100%	2029	\$459,800	4	\$51,300				
Electric Backflow Preventer			\$459,800	4	\$51,300				
Electric Backflow Preventer	100%	Affected : 0%	\$459,800	4	\$51,300				

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

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

Asset #: 68

lechanical	Current Repair	Future R	Replacement	M					
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priori			
umbing									
Fixtures									
Generic	100%								
	Obsolete Fixtures, Extent: Mode	rate, Area Affected	: 20%						
	Location: Various Locations								
ertical Transport									
Elevators									
Geared Traction	95%	LIFE	* *						
	Other Observation, Extent : N/A,	Area Affected: 10	0%						
	Location: Units No. 1, 2, 3, 4, Sub-basement To 11th Floor, Un Explanation: 10 Units								
Hydraulic	5%	LIFE	* *						
	Other Observation, Extent : Ligh Location : One Unit From Sub- Floor Explanation : 2 Units			: From E	Basement To 2nd				
re Suppression									
Standpipe									
Generic	100%	2034	\$4,043,200	1-5	\$449,000				
Sprinkler									
No Component	10%								
Generic	90%	2044	* *	1-2	\$216,500				
Fire Pump									
Generic	100%	2030	\$838,400	1	\$160,400				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Sub-basement - Fire Pump Room, Penthouse - Water Tank Room								
	Explanation: Location Noted								
Chemical System									
Generic	100%	2029	\$91,800	1-3	\$444,900				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Kitchen								
	Explanation: 110 Square Foot	Hood							

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : GOUVERNEUR HEALTHCARE SERVICES
Address : 227 MADISON STREET @CLINTON ST.

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

Date of Survey : 25-Jan-2023 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,12,13,Ph

Block : 270 Lot : 32 BIN : 1003224

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$468,100	\$1,107,100
Interior Architecture	\$2,163,000	\$1,625,900
Electrical		\$351,400
Mechanical	\$247,500	\$19,830,400
Site Enclosure	\$55,700	
Total	\$2,934,300	\$22,914,700
Importance Code A	\$468,100	\$1,107,100
Importance Code B	\$1,153,400	\$21,099,600
Importance Code C	\$1,312,700	\$708,000
Total	\$2,934,300	\$22,914,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$109,100		\$38,000	
Interior Architecture	\$111,000		\$40,600	\$76,700
Electrical	\$165,100	\$69,300	\$82,600	\$69,300
Mechanical	\$240,000	\$250,800	\$164,700	\$234,200
Site Enclosure	\$10,500			
Site Pavements	\$18,900			
Elevators/Escalators	\$133,200	\$133,200	\$133,200	\$133,200
Total	\$787,700	\$453,300	\$459,200	\$513,400
Importance Code A	\$109,100		\$38,000	\$12,600
Importance Code B	\$633,000	\$453,300	\$421,200	\$471,900
Importance Code C	\$45,700			\$28,900
Total	\$787,700	\$453,300	\$459,200	\$513,400



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

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

Asset #: 100

Architecture		Current Repair Future Replacement				M		
System	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	Estimated Cost	FY	Estillated Cost	(Yrs)	Estilliated Cost	Filority
Туре	10001	(10013)				(115)		
Exterior								
Exterior Walls								
Cast in Place Concrete	6%			LIFE	* *	5	\$233,600	
Masonry: Brick Cavity	34%			LIFE	* *	5	\$264,700	
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$438,000	
Metal Panel	20%			2054	* *	5-10	\$535,300	
Metal Sect. OHD	1%			2047	* *	5	\$12,200	
Granite Panels	4%			LIFE	* *	5	\$23,400	
Granite Panels	1%		\$9,800	LIFE	* *	5	\$2,900	
		-	ients, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	ı : Jeffersor	n Street					
Window Wall	4%			2054	* *	5	\$58,400	
Windows								
Aluminum	95%			2050	* *	5	\$45,100	
Metal Louvers	5%			2043	* *	10	\$14,800	
Parapets								
Cast in Place Concrete	25%			LIFE	* *	5	\$57,400	
Metal/Glass Curt Wall	20%			2054	* *	5	\$8,600	
Metal Panel	20%			2054	* *	5	\$8,600	
Metal Rail	20%			2047	* *	5-10	\$40,100	
Metal: Cage/Fence	15%			2047	* *	5-10	\$12,900	
Roof							•	
IRMA/Protected	26%	Now	\$19,200	2039	* *			
Membrane								
	Vegetation	i Growth, E	Extent : Light, Area	Affected	: 5%			
	Location	ı : Upper Ro	oof					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
		ı : 5th Floor						
Modified Bitumen	68%			2039	* *	10	\$103,700	
Plaza Roof: Stone Panel				2044	* *	10	ψ103,700	
Skylight, Metal/Glass	1%			2054	* *	10	\$5,100	
Skylight, Plastic	1%			2047	* *	1	Φ3,100	
Soffits	1 /0			20 7 /		1		
Ceramic Tile	5%			2044	* *	10	\$1,100	
Metal Panel	10%			2054	* *	5-10	\$1,700	
Stucco Cement	85%		\$17,200	2034	* *	5	\$13,700	
Stucco Cement			\$17,200 Extent : Light, Are			3	\$24,300	
	_	crumbling, 1 : Loading	-	и Ајјеси	zu . 2/0			
· ·	Localion	i . Louding	DOCK					
Interior								
Floors	70/			2022	\$907.500	2	¢.c. 000	
Carpet	7%			2033	\$806,500 * *	3	\$66,900	
Cast in Place Concrete	15%			LIFE		5	\$418,100	
Ceramic Tile	15%			2043	* *	5	\$95,600	
Quarry Tile	15%			2047	* *	5	\$143,400	
Sheet Vinyl/Rubber	20%			2039	* *	5	\$191,100	
Terrazzo	5%			LIFE	* *	5	\$49,800	
Vinyl Tile	23%			2039	* *	3	\$55,000	

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

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

Asset #: 100

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	5%)		LIFE	* *	10	\$144,500	
Ceramic Tile	5%)		2043	* *	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%	1		LIFE	* *	5	\$462,400	
Ceilings								
AcousTileConcealSpLn	20%	1		2047	* *	5	\$159,300	
AcousTileSusp.Lay-In	40%)		2047	* *	5	\$254,900	
AcousTileSusp.Lay-In	5%	Now	\$10,800	2047	* *	5	\$15,900	
	Water Per	netration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	n : Basemer	ıt Kitchen					
Exposed Struc: Concrete	5%)		LIFE	* *	5-10	\$39,800	
Gypsum Board	30%)		LIFE	* *	5-10	\$657,000	
ite Enclosure								
Fence/Gates								
Chain Link	10%)		2054	* *			
Iron Picket	90%)		2054	* *			
Free Standing Walls								
Masonry: Brick		Now	\$55,700	2044	* *			
			Extent: Moderate	, Area A <u>j</u>	fected : 10%			
		n : Through						
			od, Extent : Moder	ate, Area	ı Affected : 10%			
		n : Through						
	_		Extent : Moderate,	Area Aff	fected : 5%			
	Location	n : East Side	e Of Site					
Masonry: Fieldstone	25%	2-4	\$5,200	2054	* *			
	Joint Mor	tar Miss/Er	od, Extent : Light,	Area Affe	ected : 5%			
	Location	n : Through	out					
	Other Ob.	servation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	n : Through	out Perimeter					
	Explana	tion : Mate	rial Is Granite					
Retaining Walls								
Cast in Place Concrete	50%	4+	\$5,300	2054	* *			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
		n : Loading						
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 10%			
	Location	n : Loading	Dock Area					
Masonry: Fieldstone	50%)		2054	* *			
-			Extent : N/A, Area A		100%			
			nd Handicap Ramp.					
			Is Actually Granite					

Site Pavements

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

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

Asset #: 100

Architecture	Curre	ent Repair	Futu	re Replacement	M		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Nov	v \$18,900	2047	* *			
	Cracking/Crumb	ling, Extent : Light, Ar	ea Affect	ed : 5%			
	Location: Thro	ughout					
	Tripping Hazard,	Extent : Moderate, An	ea Affect	ed : 5%			
	Location : Henr	y Street					
On-Site Walkways							
Cast in Place Concrete	35%		2039	* *			
Masonry: Granite	35%		LIFE	* *			
Pavers/Stone	30%		2037	* *			
Parking/Driveway							
Asphalt	90%		2043	* *			
Cast in Place Concrete	10%		2047	* *			

ectrical	C	urrent Repair	·	Futur	e Replacem	ent	M	aintenance	
stem Component Type		ail Date Estir Years)	nated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts									
Service Equipment									
Air Circuit Breaker	50%			2054		* *	5	\$1,100	
		vation, Extent . Electrical Roo	-	Affected	: 100%				
	Explanation	n : Two Main I	Disconnect Sv	vitches F	Rated At 4,00	0 Amp	oeres Eac	ch	
Fused Disc Sw	50%			2054		* *	5	\$900	
	Other Observ	vation, Extent .	Light, Area	Affected	: 100%				
	Location:	Electrical Room	m Basement						
	Explanation	n : Four Main	Disconnect S	witches.	Rated At 4,00	00 Am	peres Ea	ch	
Transformers									
Dry Type	100%			2047		* *	5	\$1,600	
		vation, Extent .	-	Affected	: 100%				
		Basement And							
	Explanation	n : Various Siz	es						
Switchgear / Switchboard									
Fused Knife Sw	100%			2054		* *	5	\$1,800	
Raceway									
Conduit	100%			2044		* *	1		
Panelboards									
Molded Case Bkrs	95%			2050		* *	5	\$10,600	
Molded Case Bkrs	-	0-2	\$36,700	2059		* *	5	\$300	
	On Extended	Life, Extent:	Severe, Area	Affected	: 100%				
	Location: I	Basement							
Wiring									
Thermoplastic	100%			2054		* *	1		

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

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

Asset #: 100

Electrical	Current R	epair Fu	ture Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year		mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	20%	204	! 7	* *	5	\$600	
Motor Control Center	60%	204	17	* *	5	\$7,000	
Variable Frequency	20%	204	! 7	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%	LIF	Έ	* *	5	\$12,500	
Stand-by Power							
Transfer Switches							
Automatic	100%	204	17	* *	1	\$131,000	
Generators							
Diesel	100%	204		* *	1	\$164,900	
		tent : Light, Area Affec	ted: 100	%			
	Location: Roof						
	Explanation: 1,000	Kilowatt					
Batteries			_		_	****	
Nickel Cadmium	100%	202	29	\$2,500	5	\$94,900	
Fuel Storage	• • • • • • • • • • • • • • • • • • • •	• 0		at at	_		
Day Tank	20%	205		* *	5		
		tent : Light, Area Affec	ted : 20%	Ó			
	Location: Penthouse						
	Explanation: 275 G						
Main Tank	80%	206		* *	5		
		tent : Light, Area Affec	ted : 80%	ó			
	Location : Undergro						
	Explanation: 7,000	Gallons					
Lighting							
Interior Lighting							
Fluorescent	90%	203		**	10	\$351,400	
		Light, Extent : Light, Ai	ea Affect	ed: 100%			
	Location: Througho						
		es, Extent : Light, Area	Affected .	: 100%			
	Location : Througho						
LED	10%	204	12	* *			
Egress Lighting							
Emergency, Service	50%	203		* *	1		
Exit, Service	50%	203	19	* *	1		
Exterior Lighting							
LED	20%	203	19	* *			
No Component	80%						
Lightning Protection							
Arresters/Cabling							
Generic	100%	206	52	* *	5	\$1,600	
Alarm							
Security System							
Generic	100%	203	19	* *	1	\$159,000	

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

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

Asset #: 100

Electrical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$262,300	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2054	* *	1		
			Extent : Light, Area	Affected	: 100%			
		: Basemen	•					
	Explanat	tion : Stean	n From Con Edison					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2043	* *	5	\$25,300	
Steam								
Distribution								
Hot Wtr Piping/Pump	20%			2042	* *	4	\$6,300	
Steam Piping/Pump	80%			2044	* *			
Terminal Devices								
Air Handler	60%			2034	\$4,914,500	1	\$157,900	
			Extent : N/A, Area A					
			nd Lower Roofs An	d Mecha	nical Room			
	Explanat	tion : 11 Ui	nits					
Air Handler	15%			2039	* *	1	\$39,500	
Convector/Radiator	25%	Now	\$44,500	2039	* *	1	\$30,900	
	Other Obs	ervation, E	Extent : Moderate, A	lrea Affe	cted : 25%			
	Location	: 5th Floo	r Through 13th Flo	or				
	Explanat	tion : Radio	ators On Each Corr	ner Of Th	ne Building Are No	t Getting	Enough Heat	
Controls								
Digital	100%			2032	\$12,500,600			
Air Conditioning								
Energy Source								
Utility Steam	90%			2054	* *	1		
Electricity	10%			2050	* *	1		

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

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

Asset #: 100

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	90%			2037	**	1	\$414,600	
		stallation, E 1 : 14th Flo	Extent : N/A, Area A	lffected :	65%			
			or Extent : N/A, Area A	ffected ·	100%			
		1 : 14th Flo		ggeerea .	10070			
			v Units And 1 Olde	r In Goo	od Condition			
Centrifugal, Elec Chiller			\$142,000	2043	* *	1	\$33,200	
<i>3</i> /		oning, Exte	nt : Severe, Area A		10%			
	Location	ı : Upper R	oof 5 Of 6 Compre.	ssors Ne	ed Repair			
Split Unit	2%			2039	* *			
			Extent : Light, Area	Affected	: 5%			
		ı : Upper Ro	· ·					
District the state of the state	Explana	tion : Serve	es Elevator Machin	e Room				
Distribution CW & CHW Wtr	100%			2054	* *	4	\$31,500	
Pipe/Pump	100%			2034		4	\$31,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	* *	1	\$263,200	
Heat Rejection							· · · · · ·	
Water Cooling Tower	100%			2032	\$2,198,500	2	\$428,400	
			Extent : N/A, Area A	ffected :	100%			
		ı: 14th Floo	-					
	Explana	tion : 3 Uni	its					
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$375,800	
Exhaust Fans	10070			LIIT		2-3	\$373,800	
Interior	90%			2039	* *	2	\$11,700	
Roof	10%			2039	* *	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
HW Heat Exchanger	. تندند							
Steam Fired	100%			2054	* *	4	\$63,100	
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	~ *	1		_
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Cast HUII	10070			LIFE		1		

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

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

Asset #: 100

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing									
Sump Pump(s)									
Non-Submersible	50% 0-2	\$43,600	2044	**	4	\$4,500			
	Leak Evident, Extent Location : Sub-bas		cted : 50	%					
Submersible	50%		2028	\$6,700	4	\$6,700			
	Other Observation, I	-	Affected	: 10%					
	Location : Sub-bas								
	Explanation : Near	Old Pump							
Sewage Ejector(s)	1000/		•••	4. 4.					
Compressed Air	100%		2054	* *	4	\$6,500			
Backflow Preventer	1000/		2020	* *		#26100			
Generic	100%		2039	* *	1	\$26,100			
Fixtures	1000/								
Generic	100%								
Instantaneous Hot Water Electric	100%		2039	* *					
Electric	Other Observation, 1	Extent : Moderate							
	Location : Basemer		1764 21336	cieu . 10070					
	Explanation: 2 Un								
Vertical Transport	Empression : 2 cm								
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, I	Extent : N/A, Area A	ffected :	100%					
	Location: Four Un	its From Basement	To 13th.	Floor, Four Units I	From 1st	To 5th Floor,			
	One Unit From Bas		or						
D. G.	Explanation: 9 Un	its							
Fire Suppression									
Standpipe Generic	100%		2054	* *	1-5	\$214,600			
Sprinkler	10070		2034		1-3	\$214,000			
Generic	100%		2054	* *	1-2	\$119,200			
Fire Pump	10070		2034		1 2	ψ117,200			
Generic	100%		2043	* *	1	\$79,500			
Chemical System						÷1,2,000			
No Component	98%								
Generic	2%		2032	\$300	1-3	\$1,500			
	Other Observation, I	Extent : Moderate, A				. ,			
	Location: Kitchen Basement								
	Explanation: Kitch	en Hood Covers 2:	50 Sqaur	e Feet (10x25)					

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC

Address : 34 SPRING STREET @ MOTT ST.

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 25-Jan-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 480 Lot : 21 BIN : 1007180

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$357,900	
Interior Architecture	\$254,500	\$636,300
Electrical		\$220,500
Mechanical	\$144,300	\$590,100
Total	\$756,700	\$1,446,800
Importance Code A	\$357,900	\$152,600
Importance Code B	\$283,300	\$1,294,200
Importance Code C	\$115,500	
Total	\$756,700	\$1,446,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$136,000			
Interior Architecture	\$104,800			\$3,700
Electrical	\$45,400	\$1,600	\$1,700	\$2,100
Mechanical	\$46,100	\$2,500	\$3,600	\$2,500
Site Pavements	\$800			
Total	\$333,100	\$4,100	\$5,300	\$8,300
Importance Code A	\$151,300	\$1,700	\$1,700	\$1,700
Importance Code B	\$127,500	\$2,400	\$3,600	\$6,600
Importance Code C	\$54,300			
Total	\$333,100	\$4,100	\$5,300	\$8,300



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

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

Asset #: 101

rchitecture		Current F	Repair	Futui	e Replacement	M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls						_			
Cast Stone/Terra Cotta		Now	\$24,200	LIFE	**	5	\$9,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : North Facade Trim								
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	ı : North Fo	acade Trim						
Copper/Terne	5%			2054	* *	10	\$2,800		
Masonry: Brick	70%	Now	\$280,300	LIFE	* *	5	\$16,600		
Ž	Diagonal	Cracks, Ext	tent : Moderate, Ar	ea Affect	ted : 5%				
	Location	ı : North Fa	ıcade						
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location	ı : South An	nd North Facades						
	Spalling, I	Extent : Mo	derate, Area Affect	ed : 25%	ó				
	Location : South, North Facades								
	Vertical C	racks, Exte	nt : Moderate, Ared	a Affecte	d : 5%				
	Location	ı : North Fa	ıcade						
Masonry: Granite	5%			LIFE	* *	5	\$1,800		
Marble Panels	5%			LIFE	* *	5	\$1,800		
Stucco Cement	10%	Now	\$13,800	2039	* *	5	\$3,000		
	Cracking/Crumbling, Extent: Light, Area Affected: 5%								
		ı : West Fac							
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10%								
	_		Vest Facade						
Windows									
Aluminum	100%	Now	\$37,300	2042	* *	5	\$1,900		
	Ctrwt/Bala	nc Not Fund	ct, Extent : Modera	te, Area	Affected: 30%		•		
	Location	i : Through	out Second Floor L	Dental Si	iite				

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

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

Asset #: 101

Architecture	C	urrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		il Date E Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets								
Cast Stone/Terra Cotta	Location : I Joint Mortar Location : I	umbling, E. North Face Miss/Erod North Face coloring, E	l, Extent : Moder ade xtent : Moderate	ate, Area	Affected : 50%	5	\$1,700	
Masonry: Brick	Location : To Joint Mortar Location : To	racks, Exte Throughou Miss/Erod Throughou ent : Mode	l, Extent : Moder t Parapet rate, Area Affect	ate, Area	Affected : 30%	5	\$3,000	
Metal Panel	Location : I	ng Elemen Rear Copir eriorated,	ng Extent : Modera		* * ea Affected : 5% Affected : 100%	5	\$400	
Metal: Cage/Fence	10,0	-	\$500 ent : Moderate, A t	2039 Irea Affe	* * cted : 20%	5	\$1,400	
Stucco Cement		-	\$2,700 Extent : Moderat	2039 e, Area A	* * ffected : 10%	5	\$600	
Roof	Location . 1	ark stae 1	- ағареі					
Copper/Terne	12%			2049	* *	10	\$6,500	
Metal Panel	5%			2039	* *	10	\$2,000	
Modified Bitumen	70%]		\$8,500 Extent : Moderate	2042	* * ffected : 10%	10	\$2,000	
Skylight, Metal/Glass			\$40,500 ent : Moderate, A on Room	2044 rea Affed	* * cted : 5%			
Soffits								
Metal Framed, Vinyl Covd Canps	100% Other Observ Location: 1		ent : N/A, Area A y Canopy	2039 ffected :	**	5		
	Explanation							

Interior

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

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

Asset #: 101

Architecture		Current	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors Cast in Place Concrete	25%	Now	\$75,300	LIFE	* *	5	\$19,000		
Cast III I face Concrete	Cracking/ Location Ponding, Location	Crumbling, 1 : Basemer Extent : Mo 1 : Basemer	Extent : Moderate at oderate, Area Affect	e, Area A <u>j</u> ted : 10%		3	\$12,000		
Ceramic Tile	5%			2043	* *	5	\$1,700		
Granite Panels	3%			LIFE	* *	5	\$1,600		
Marble Panels	2%		4.4	LIFE	**	5	\$1,000		
Vinyl Tile	Location Uneven St Location	d/Bulging, 1 : 2nd Floo ubstrate, Ex 1 : 2nd Floo	ctent : Moderate, A	rea Affec	ted : 10%	3	\$8,400		
	Location	ı : 2nd Floo	or Basement						
Interior Walls	20%			LIEE	* *	5 10	\$6.700		
Gypsum Board Masonry: Brick	30% Diagonal Location Paint Pee	Now Cracks, Ex 1 : Southeas	\$115,500 tent : Moderate, Ar st Side Of Basemen : : Moderate, Area A	t	* * ted : 2%	5-10	\$6,700		
Plaster		Crumbling,	\$49,200 Extent : Moderate or And Stairs	LIFE , Area A <u>j</u>	** fected : 30%	5	\$3,000		
		ling, Extent 1 : 2nd Floo	t : Moderate, Area . or	Affected .	: 30%				
			xtent : Moderate, A or And Stair	lrea Affe	cted : 30%				
Ceilings	100/	4 :	ф1 2 00	20.47	* *	_	#1.700		
AcousTileSusp.Lay-In			\$1,200 Extent : Light, Are r	2047 ea Affecto		5	\$1,700		
Exposed Struc: Steel	5%			LIFE	* *	10	\$3,500		
Masonry: Infill Arch	25% Water Pen	Now	\$13,000 xtent : Moderate, A por	LIFE	* * cted : 5%		. , .		
Plaster	Broken/M Location Paint Pee Location	n : Stair Bu ling, Extent n : 2nd Floo	\$32,300 nents, Extent : Modelkhead : Moderate, Area Area Area Area Area Area Area Area	Affected .	: 10%	5	\$13,000		
		ı : Stair Bu		., cu 11 <u>11</u> 100	a 5/0				

Site Enclosure

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

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

Asset #: 101

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Masonry: Granite	100%	2-4	\$800	LIFE	* *			
	Broken/Mis	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Front En	trance Steps					
	Joint Morte	ar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 50%			
	Location	: Front En	trance Steps					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	\$7,700	5	\$100	
	Other Observation, Extent : Ligh	ht, Area Affected .	100%			
	Location : Electrical Room					
	Explanation: 600 Ampere Mai	in Switch				
Raceway						
Conduit	90%	2034	\$14,900	1		
Conduit	10%	2044	* *	1		
Panelboards						
Molded Case Bkrs	10%	2042	* *	5		
Molded Case Bkrs	90%	2033	\$36,700	5	\$400	
Wiring						
Thermoplastic	90%	2034	\$18,300	1		
Thermoplastic	10%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2032	\$60,600	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
	Other Observation, Extent : Mod	derate, Area Affed	eted : 100%			
	Location: Room B7					
	Explanation: Connected With	Main Water Pipe				
Lighting	^					

Lighting

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

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

Asset #: 101

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting	100/	2020	#2 6.600	1.0	01 (00			
Fluorescent	10%	2029	\$26,600	10	\$1,600			
	Other Observation, Extent : 1	Light, Area Affected	: 100%					
	Location: Basement							
	Explanation: T-12 Lamps							
Fluorescent	50%	2034	\$133,200	10	\$7,900			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation: T-8 Lamps							
LED	40%	2042	* *					
Egress Lighting								
Emergency, Battery	50%	2034	\$14,700	10	\$2,100			
Exit, Battery	50%	2034	\$12,400	10	\$600			
Exterior Lighting								
HID	20% Now	\$1,600 2034	\$16,300					
	Malfunctioning, Extent : Mod	lerate, Area Affected	d: 100%					
	Location : Outside Perimete	er						
No Component	80%							
Alarm								
Security System								
Generic		\$32,900 2044	* *	1	\$5,800			
	Not in Service, Extent : Sever		00%					
	Location : Throughout The	Building						
Fire/Smoke Detection								
Generic, Digital	100% 0-2	\$9,000 2039	* *	1-3	\$9,600			
	Other Observation, Extent: Moderate, Area Affected: 20%							
	Location: Entrance							
<u></u>	Explanation: Common Fair	lure At The Main Fi	re Alarm Panel					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Fuel Oil No 2	100%	2044 **	5 \$5,300	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : Basement Vault			
	Explanation: One 5,000 Gallon Tank			
Conversion Equipment				
Steam Boiler	100% 0-2 \$15,300	2032 \$152,600	1 \$15,300	
	Leak Evident, Extent : Severe, Area Affe	cted : 20%		
	Location: Basement Boiler Room			
	On Extended Life, Extent : Moderate, A.	rea Affected : 100%		
	Location : Basement			

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

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

Asset #: 101

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
[eating							
Distribution	1000/ 0.2	Φ 5 < 100	2011	* *			
Steam Piping/Pump	100% 0-2	\$56,100	2044	* *			
	Corroded, Extent : Sev Location : Basement		1:30%				
			atad . 200	0/			
	Leak Evident, Extent : Location : All Floors		ciea : 30)	70			
	On Extended Life, Exte		raa Affact	tad · 80%			
	Location : All Floors		ей Ајјесі	eu . 0070			
Terminal Devices							
Convector/Radiator	100%		2039	* *	1	\$5,500	
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 20%			
	Location: 2nd Floor	•					
	Explanation : 4 Radi	ators Are Not Co	nected T	To The System			
Controls	1000/		2022	¢07.400			
Electrical ir Conditioning	100%		2032	\$97,400			
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment	10070		2012				
Interior Pkg Unit -	5%		2035	* *	2	\$100	
Cooling	270		2033		_	Ψ100	
Exterior Pkg Unit -	60%		2034	\$115,200	2	\$600	
Cooling				•			
Window/Wall Unit	25%		2029	\$16,600	1		
	Not in Service, Extent						
	Location : Main. Thi. Rooftop Air Conditio				red At Ti	his Time. The	
Window/Wall Unit	10%		2029	\$6,600	1		
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,100	
Exhaust Fans							
Roof	10%		2034	\$3,400	2	\$100	
No Component	90%						
lumbing							
H/C Water Piping	100%		2024	¢224 000	1		
Brass/Copper Water Heater With Tanks	10070		2034	\$224,900	1		
Gas Fired	100%		2029	\$17,500	2		
Sanitary Piping	10070		2029	φ1/,500			
Cast Iron	100% 4+	\$88,200	LIFE	* *	1		
Cust Iron	On Extended Life, Exte			ted : 100%	•		
	Location : Throughout		,,, 000				
Storm Drain Piping	3						
Cast Iron	100% 4+	\$24,700	LIFE	* *	1		
	On Extended Life, Exte		rea Affect	ted : 100%			
	Location: Throughout	ut					

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

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

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

Asset #: 101

Mechanical	Current Repair	Future Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	85%					
Generic	15%	2044	* *	1-2	\$700	
	Other Observation, Extent : Ligh	ht, Area Affected : 20%				
	Location: Basement					
	Explanation : Storage Rooms					

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : HARLEM HOSPITAL KOUNTZ PAVILION

Address : 15 WEST 136 STREET @FIFTH AVE.

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 27-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1, Mez, 5, Ph

Block : 1734 Lot : 1 BIN : 1082169

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,306,100	\$217,300
Interior Architecture	\$274,400	\$8,206,900
Electrical	\$234,700	\$2,606,800
Mechanical	\$1,974,100	\$4,626,500
Total	\$3,789,300	\$15,657,500
Importance Code A	\$1,306,100	\$366,900
Importance Code B	\$2,417,200	\$15,290,600
Importance Code C	\$65,900	
Total	\$3,789,300	\$15,657,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,600			
Interior Architecture	\$256,100			\$26,600
Electrical	\$30,900	\$24,400	\$29,500	\$27,000
Mechanical	\$109,100	\$41,500	\$83,600	\$37,000
Site Pavements	\$28,400			
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$500,600	\$101,400	\$148,600	\$126,100
Importance Code A	\$40,600		\$3,600	
Importance Code B	\$381,300	\$101,400	\$145,000	\$120,500
Importance Code C	\$78,700			\$5,700
Total	\$500,600	\$101,400	\$148,600	\$126,100



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

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

Asset #: 103

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	88% Now Cracking/Crumbling, 1 Location: Along 136 Efflorescence, Extent: Location: Throughor Joint Mortar Miss/Eroc Location: Along 136	th Street, Penthor Light, Area Affec ut d, Extent : Light,	ıse, Stair ted : 5%	Bulkheads	5	\$147,100	
Masonry: Limestone	5% Now Cracking/Crumbling, 1 Location: Throughou	\$67,300 Extent : Light, Are	LIFE ea Affecte	* * d : 5%	5	\$6,300	
	Joint Mortar Miss/Ero Location : Throughou	_	Area Affe	ected : 20%			
Masonry: Marble	2% Now Broken/Missing Element Location: Along 136 Joint Mortar Miss/Eron Location: Along 136	th Street d, Extent : Moder			5	\$2,500	
Metal Panel	5%		2054	* *	5-10	\$57,500	
Windows							
Aluminum	100%		2050	* *	5		
Parapets Masonry: Brick	70% 0-2 Joint Mortar Miss/Ero Location : Penthouse	_	LIFE Area Affe	* * ected : 10%	5	\$7,000	
Masonry: Limestone	5% 0-2 Joint Mortar Miss/Erod Location : Throughou		LIFE Area Affe	* * ected : 10%	5	\$600	
Metal Panel	5%		2044	* *	5	\$1,900	
Metal: Cage/Fence	20%		2039	* *	5-10	\$15,600	
Roof Modified Bitumen	100%		2039	* *	10	\$70,200	
Soffits Stucco Cement	100%		2039	**	5		

Interior

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

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

Asset #: 103

System Component Type	Architecture	Current Repair		Future Replacement		Maintenance			
Floors	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Cast in Place Concrete 10% Now \$36,500 LIFE ** 5 \$45,900									
Ceramic Tile		400/		4.5.5. 00		di di	_	* 4 = 000	
Terrazzo	Cast in Place Concrete	Cracking/	Crumbling,	Extent : Light, Are			5	\$45,900	
Vinyl Tile	Ceramic Tile	Cracking/	Crumbling,	Extent : Light, Are			5	\$5,200	
Vinyl Tile 9" X 9" 30% 2029 \$5,141,800 3 \$31,400	Terrazzo	Cracking/	Crumbling,				5	\$8,200	
Interior Walls	Vinyl Tile	Cracking/	Crumbling,	Extent : Light, Are			3	\$39,300	
Cast in Place Concrete 5%	Vinyl Tile 9" X 9"	30%	1		2029	\$5,141,800	3	\$31,400	
Ceramic Tile	Interior Walls								
Concrete Masonry Unit 10%	Cast in Place Concrete	5%)		LIFE	* *	10	\$28,300	
Gypsum Board	Ceramic Tile	5%	ı			* *	5	\$11,300	
Masonry: Brick 5%	Concrete Masonry Unit	10%	ı		LIFE	* *	5	\$18,100	
Marble Panels 29%	Gypsum Board	10%	ı		LIFE	* *	5-10	\$38,500	
Plaster 53%	Masonry: Brick	5%	ı		LIFE	* *	10	\$3,400	
SGFT/Glazed Masonry 10%	Marble Panels					* *		\$1,800	
Ceilings	Plaster							\$101,900	
AcousTileSusp.Lay-In 50% 2039 ** 5 \$104,800 Exposed Struc: Concrete 10% LIFE ** 5-10 \$26,200 Gypsum Board 5% LIFE ** 5-10 \$36,000 Metal Panel 15% 4+ \$21,300 LIFE ** 5 \$39,300 Bent/Warped Elements, Extent : Moderate, Area Affected : 2% Location : Corridor Plaster 20% LIFE ** 5-10 \$72,000 Site Enclosure Fence/Gates Chain Link 100% 2044 ** Free Standing Walls Cast in Place Concrete 100% 2054 ** Retaining Walls Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout On-Site Walkways	<u> </u>	10%	1		LIFE	* *	10	\$11,300	
Exposed Struc: Concrete 10%									
Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout Concrete Location : Throughout Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Concrete 100% Now Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout Cast in Place Concrete 100% Now Cast in Place Concrete 100% Now Cast in Place Concrete 100% Now Cast in Place Concrete 100% Cast						* *			
Metal Panel									
Bent/Warped Elements, Extent : Moderate, Area Affected : 2% Location : Corridor									
Location : Corridor 20% LIFE ** 5-10 \$72,000	Metal Panel						5	\$39,300	
Plaster 20% LIFE					te, Area	Affected : 2%			
Site Enclosure Fence/Gates Chain Link 100% 2044 ** Free Standing Walls Cast in Place Concrete 100% 2054 ** Retaining Walls Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout On-Site Walkways	Plaster				LIFE	* *	5-10	\$72,000	
Chain Link 100% 2044 ** Free Standing Walls Cast in Place Concrete 100% 2054 ** Retaining Walls Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout								. , , , , , , , , , , , , , , , , , , ,	
Free Standing Walls Cast in Place Concrete 100% 2054 ** Retaining Walls Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout On-Site Walkways	Fence/Gates								
Cast in Place Concrete 100% 2054 ** Retaining Walls Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout On-Site Walkways	Chain Link	100%	ı		2044	* *			
Retaining Walls Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout On-Site Walkways									
Cast in Place Concrete 100% 2054 ** Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout On-Site Walkways		100%	1		2054	* *			
Site Pavements Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout On-Site Walkways									
Public Sidewalk Cast in Place Concrete 100% Now \$28,400 2039 ** ** ** ** ** ** ** ** ** **		100%	1		2054	* *			
Cast in Place Concrete 100% Now \$28,400 2039 ** ** ** ** ** ** ** ** ** **	2110 1 10 1 2111011115								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout On-Site Walkways		1000	3.7	#20.400	2020	-440			
	Cast in Place Concrete	Cracking/	Crumbling,	Extent : Moderate					
	On-Site Walkways								
		100%	<u> </u>		2039	* *			

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

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

Asset #: 103

Architecture	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Parking/Driveway							
Asphalt	100%		2037	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	75%			2034	\$149,600	5	\$600		
			xtent : N/A, Area A ul Room Basement	!ffected :	100%				
	Center A		2,500 Amperes Su men Pavilion	pplied P	ower To Main Buil	ding, Mo	tor Controller		
Fused Disc Sw	25%			2054	* *	5	\$200		
			xtent : N/A, Area A ul Room Basement	lffected :	100%				
	Explanat	ion : One .	1,600 Amperes Mai	n Discor	inect Switch For So	outh Side	Of The Building		
Switchgear / Switchboard									
Air Circuit Breaker	75%			2034	\$149,600	5	\$600		
Fused Disc Sw	25%			2054	* *	5	\$200		
Raceway									
Conduit	90%			2034	\$163,700	1			
Conduit	10%			2054	* *	1			
Panelboards									
Fused Disc Sw	5%			2050	* *	5	\$200		
Fused Disc Sw	5%			2033	\$10,200	5	\$200		
Molded Case Bkrs	70%			2050	* *	5	\$2,800		
Molded Case Bkrs	20%			2042	* *	5	\$800		
Wiring									
Braided Cloth	50%	2-4	\$138,600	2059	* *	1			
		-	ent : Moderate, Are out The Building	a Affecte	ed : 100%				
Thermoplastic	20%			2054	* *	1			
Thermoplastic	30%			2034	\$83,100	1			
Motor Controllers					, ,				
Locally Mounted	10%			2032	\$45,400	5	\$100		
Motor Control Center	90%			2047	**	5	\$3,700		
Ground	, , , ,						Ψ2,, σ0		
Grounding Devices									
Generic Generic	100%			LIFE	* *	5	\$4,400		
Stand-by Power	10070						ψ1,100		
Transfer Switches									
Automatic	100%			2047	* *	1	\$46,100		
- I acomune	10070			2017		-	ψ10,100		

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

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

Asset #: 103

Electrical	Current Repair	Future Replacemen	nt N	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority		
tand-by Power							
Generators							
Diesel	100%	2043	** 1	\$58,000			
	Other Observation, Extent: Light, Area	a Affected : 100%					
	Location: Generator Room						
Batteries	Explanation: One 1,000 Kilowatts						
Lead/Acid	100%	2028 \$2,5	500 5	\$5,500			
Fuel Storage	10070	2020 \$2,5	00 3	\$3,300			
Day Tank	30%	2050	** 5				
Day Tank	Other Observation, Extent : Light, Area		3				
	Location: Generator Room						
	Explanation: One 600 Gallons						
Main Tank	70%	2037	** 5				
	Other Observation, Extent : Light, Area		-				
	Location: Basement						
	Explanation: One 1,000 Gallons						
ighting	-						
Interior Lighting							
Fluorescent	70%	2029 \$1,630,5	500 10	\$96,100			
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building	t, Area Affected : 100%					
Fluorescent	20%	2042	* * 10	\$27,500			
	T-5 Lamps And Fixtures, Extent: Light	t, Area Affected : 100%		. ,			
	Location: Throughout The Building						
LED	10%	2042	* *				
Egress Lighting							
Emergency, Service	45%	2029 \$42,4	00 1				
Emergency, Battery	5%	2034 \$12,8	300 10	\$1,800			
Exit, LED	50%	2062	* * 1				
Exterior Lighting							
HID	20%	2029 \$142,9	000 10	\$100			
No Component	80%						
larm							
Security System	1000/	2034 \$287.4	00 1	¢55,000			
Generic	100%	*)	00 1	\$55,900			
	Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside The Building						
	Explanation : CCTV Surveilliance Co						
Fire/Smoke Detection	Explanation . CC1 r but retitutive Ct	unci u					
Generic, Digital	100%	2039	* * 1-3	\$92,300			
onono, Digimi	Other Observation, Extent : Light, Area		1 3	ψ <i>,</i> 2,500			
	Location: Throughout The Building						
	Explanation: Strobe Lights, Horns, A	llarm Bell, Smoke Detect	tors, Manua	l Pull Boxes, And			
	Fire Alarm Panel			,			

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

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

Asset #: 103

Mechanical		Current Repair		Futur	e 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%			2044	* *	1			
Conversion Equipment Heat Exchanger, Shell & Tube	20%			2030	\$130,600				
Pres. Reducing Valve/LP Steam	80%			2037	* *	5	\$7,100		
Distribution									
Hot Wtr Piping/Pump	Broken, E.		\$33,500 ere, Area Affected:		* *	4	\$1,500		
			nt Mechanical Room			Pump B	roken		
	Location	: Insulatio	Extent : Moderate, on On Steam Piping	Deterio	rating				
Central Plant Steam Piping/Pmp		Now	\$172,200	2044	* *	4	\$5,900		
			: Severe, Area Affe nt Mechanical Room		%				
Terminal Devices									
Air Handler			\$720,200 tent : Moderate, Ar Locations	2034 rea Affec	\$1,440,500 ted : 100%	1	\$41,700		
Convector/Radiator	Leak Evid		\$250,400 : Severe, Area Affe 9th, And 11th Floo		**	1	\$21,800		
Air Conditioning									
Energy Source									
Plant Campus Steam / PRV	90%			2054	* *	1			
Electricity	10%			2042	* *	1			
Conversion Equipment Absorption	90%			2043	* *	1	\$145,800		
Chiller/Steam/HW Window/Wall Unit	10%			2027	\$58,000	1			
Distribution CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$7,400		
Terminal Devices Air Handler/Cool/Ht	80%			2034	\$2,376,500	1	\$74,100		
No Component	20%				. ,		,		
Heat Rejection Water Cooling Tower	100% Other Obs Location	ervation, E	\$773,300 Extent : Severe, Area	2039 a Affecte	* * d : 10%	2	\$120,600		
	Explana	tion : Dam	aged Ceiling						

Ventilation

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

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

Asset #: 103

Mechanical	Current Repa	air Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$132,200	
Exhaust Fans						
Interior	100%	2029	\$679,000	2	\$4,600	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2044	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2054	* *	4	\$22,200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2039	* *	4	\$3,200	
Sewage Ejector(s)						
Compressed Air	100%	2034	\$49,500	4	\$2,300	
Backflow Preventer						
Generic	100%	2039	* *	1	\$9,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exter	0				
	Location : Four Units F		Floor			
	Explanation: Four Uni	its				
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$75,500	
Sprinkler						
No Component	90%					
Generic	10%	2054	* *	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.

Page: 210

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION

Address : 506 LENOX AVENUE @W. 136 STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 26-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,2,7,8,18

Block : 1733 Lot : 1 BIN : 1053899

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,951,800	\$953,100
Interior Architecture	\$2,508,500	\$1,381,800
Electrical	\$1,231,000	\$14,480,300
Mechanical	\$13,231,600	\$43,674,500
Total	\$19,922,800	\$60,489,700
Importance Code A	\$2,951,800	\$1,817,300
Importance Code B	\$16,162,500	\$58,333,100
Importance Code C	\$808,500	\$339,300
Total	\$19,922,800	\$60,489,700

Total	\$668,700	\$613,100	\$591,100	\$722,900
Importance Code C	\$57,200			\$29,200
Importance Code B	\$504,800	\$613,100	\$591,100	\$693,600
Importance Code A	\$106,700			
Total	\$668,700	\$613,100	\$591,100	\$722,900
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
Site Pavements	\$46,400			
Site Enclosure	\$4,800			
Mechanical	\$180,900	\$317,000	\$219,200	\$262,500
Electrical	\$101,900	\$118,400	\$127,200	\$139,500
Interior Architecture	\$50,300		\$67,000	\$143,200
Exterior Architecture	\$106,700			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 102

Architecture	Current Repair	Future Replacen	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	80%	LIEE	* *	-	ФО74 400	
Masonry: Brick Cavity	Repairs in Progress, Extent: N/A, Area Location: All Facades Sidewalk Shed in Use, Extent: Light, An			5	\$874,400	
	Location: Along West And South Side Other Observation, Extent: N/A, Area A Location: Street Facing Facades					
	Explanation: Construction Netting O	ver Facade				
Masonry: Granite	2% Repairs in Progress, Extent: N/A, Area Location: Facades	LIFE	* *	5	\$16,400	
	Other Observation, Extent : N/A, Area A Location : Facades Explanation : Construction Netting In					
Metal Panel	5%	2054	* *	5-10	\$187,900	
Marble Panels	10% Other Observation, Extent: N/A, Area A Location: Facades	LIFE Affected : 100%	* *	5	\$82,000	
	Explanation: Work In Progress					
Window Wall	3%	2054	* *	5	\$61,500	
Windows Aluminum	100% Now \$686,200 Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	2050 ate, Area Affected : 2	* * 0%	5	\$140,800	
Parapets	-					
Masonry: Brick Cavity	10% Repairs in Progress, Extent: N/A, Area Location: Parapets Sidewalk Shed Below, Extent: Light, Ar		* *	5-10	\$27,700	
	Location: West And South Sides Other Observation, Extent: N/A, Area A					
	Location: Parapets Explanation: Construction Netting O					
Masonry: Marble	20% Now \$83,900 Cracking/Crumbling, Extent: Moderate	LIFE	**	5	\$10,200	
	Location : Coping	•				
Metal Panel	5% Now \$33,800 Broken/Missing Elements, Extent: Seve	2054 re, Area Affected : 25	**	5	\$3,900	
Metal Rail	Location : Bulkheads 65%	2047	* *	5-10	\$476,400	
IVICIAI IXAII	0370	∠∪⊤ /		5-10	φ+/0,400	

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

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

Asset #: 102

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	0.50/	NT	¢1 455 100	2020	* *			
Modified Bitumen	Blisters, E. Location Patching E Location Ponding, E Location Water Pen Location	: Through Evident, Ex : Through Extent : Mo : Through etration, E. : Through	\$1,455,100 lerate, Area Affecte out Upper And Lov tent: Light, Area A out Upper And Lov derate, Area Affect out Upper And Lov xtent: Moderate, A out 18th And 7th F : Moderate, Area A	ver Roofs ffected : ver Roofs ted : 10% ver Roofs rea Affeo loor Roofs	is 15% is 6 is cted : 10%			
		: Upper Ro	pof					
Single Ply Membrane	5%			2039	* *	10	\$11,400	
nterior								
Floors				2622	4070 000	-	#00 - 00	
Carpet	5%			2033	\$970,000	3	\$80,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$469,300	
Ceramic Tile	5%			2043	* *	5	\$53,600	
Quarry Tile	5%			2047	* *	5	\$80,500	
Terrazzo	Cracking/0	Now Crumbling, : Main Lo	\$205,100 Extent : Light, Are bby	LIFE ea Affecte	* * ed : 5%	5	\$83,800	
Vinyl Tile	Cracking/O Location Patching E	: 15th Flo Evident, Ex	\$333,300 Extent : Moderate or And Throughout tent : Light, Area A or And Throughout	t, Stairs ffected :		3	\$221,300	
Vinyl Tile 9" X 9"	10%	Now	\$175,400	2042	* *	3	\$40,200	
·	Location Worn/Erod	: Through led, Extent	Extent : Severe, A. out : Severe, Area Affe 8th Floor Corridon	cted : 25	%			
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$58,500	
Concrete Masonry Unit	5%	Now	\$112,400	LIFE	* *	5	\$23,400	
•			xtent : Moderate, A at Electrical Room	rea Affe	cted : 10%			
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	
•	2%				* *	5	\$187,200	
Wood	۷%0			LIFE		J	\$10/,200	

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

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

Asset #: 102

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	30%	2-4	\$264,800	2047	**	5	\$201,100	
		-	amage, Extent : Mo	oderate,	Area Affected : 25%	%		
		: Through		1.00 1	250/			
			: Moderate, Area A	lffected .	25%			
		: Through	out					
AcousTileSusp.Lay-In	35%			2047	* *	5	\$375,500	
Exposed Struc: Concrete				LIFE	* *	5-10	\$134,100	
Metal Panel		Now	\$181,600	LIFE	**	5	\$335,200	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
		: Corrido			20 1 2 5 0 /			
			Extent : Moderate	, Area Ą	ffected: 25%			
			r Small Corridor		1 20/			
			xtent : Moderate, A	rea Affe	cted : 2%			
. = .	Location	: 6th Floo	r Corridor					
Site Enclosure								
Fence/Gates	1000/			2054	* *			
Iron Picket	100%			2054				
Retaining Walls	1000/	N	¢4 000	2044	* *			
Masonry: Brick		Now	\$4,800 od, Extent : Moder					
			ou, Extent . Moder out West And South		**	ially Mas	sonry Which Is	
	Granite.	. Inrough	oui rresi 21na souin	Siuc, II	us maieriai 13 mei	iuity mus	onry which is	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$39,500	2047	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%			
	Location	: South Ar	id West Side Of Bui	lding				
	Other Obs	ervation, E	Extent : Severe, Area	a Affecte	d : 2%			
	Location	: Into Bas	ement Main Switch	Gear Re	oom At 135th Stree	t		
	Explana	tion : Wate	r Penetration					
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt		Now	\$6,900	2037	* *			
	_	_	Extent : Moderate	, Area A	ffected : 15%			
	· .	G .1 G.	de Of Building					

Electrical	Current Repair			re Replacement	М		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 102

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2034	\$864,300	5	\$3,800		
	Other Observation, E.	-	Affected	: 100%				
	Location : Electrica							
	Explanation : Four : From Con Edison R		n Discon	nect Switches, Wat	er Leak I	Evidence Coming		
Transformers								
Dry Type	70%		2032	\$19,100	5	\$1,900		
	Other Observation, Ex Location: Room 51	-						
	Explanation : Two 1 Secondary Supply	50 And Two 112.5	Kilovolt	Ampere 208/120 V	olts Prim	ary - 480 Volts		
Dry Type	30%		2039	* *	5	\$800		
	Other Observation, E.	-	Affected	: 100%				
	Location : Electrica							
	Explanation : One 2 Supply	25 Kilovolt Amper	e With 20	08/120 Volts Prima	ry - 480	Volts Secondary		
Switchgear / Switchboard					_	*		
Air Circuit Breaker	10%		2044	**	5	\$400		
Fused Disc Sw	90%		2034	\$777,900	5	\$2,800		
Raceway	100/		2020	* *	1			
Busway	10%		2039		1			
Conduit	75%		2034	\$700,400 * *	1			
Conduit	15%		2044		1			
Panelboards Fused Disc Sw	100/		2022	909 000	5	¢1 700		
Molded Case Bkrs	10% 70%		2033 2033	\$98,000	5	\$1,700		
Molded Case Bkrs	20%		2033	\$685,700 * *	5 5	\$13,400 \$3,800		
Wiring	2070		2042		3	\$5,000		
Braided Cloth	50% 2-4	\$695,100	2059	* *	1			
Dialaca Cioth	Insulation Aged, Exte	·		d · 100%	1			
	Location : Through		a rijjecie	u . 100/0				
Busway	5%		2032	\$69,500	1			
Thermoplastic	45%		2044	**	1			
Motor Controllers	7370		2011		1			
Locally Mounted	10%		2032		5	\$500		
Locally Mounted	10%		2032	* *	5	\$500 \$500		
Motor Control Center	40%		2039	* *	5	\$7,900		
Motor Control Center	20%		2032	\$357,200	5	\$4,000		
Variable Frequency	20%		2047	**	5	Ψ 1,000		
Drive	2070		2017					
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$21,400		
and-by Power								

Stand-by Power

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

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

Asset #: 102

Electrical	Current Repair	Future Replaceme	nt N	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated C	ost Cycle (Yrs)		Priority	
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	** 1	\$223,700		
	Other Observation, Extent: Light, Are	**				
	Location: Transfer Switch Room Ba					
<u></u>	Explanation: Two Transfer Switches	<u> </u>				
Generators Diesel	100%	2037	** 1	\$281,500		
Diesei	Other Observation, Extent : Light, Are		1	\$201,300		
	Location: Generator Room 3rd Floo	**				
	Explanation: Four 1,000 Kilowatt U	-	itors Is Supp	lving Power To		
	The Mural Pavilion	mus, one of the Genera	1013 13 Supp	iying 1 ower 10		
Batteries						
Lead/Acid	100%	2027 \$2,5	500 5	\$26,900		
Fuel Storage						
Day Tank	30%	2042	** 5			
	Other Observation, Extent : Light, Are	00				
	Location : Generator Room 3rd Floo	•				
	Explanation: 600 Gallons Rated Ca	pacity				
Main Tank	70%	2037	** 5			
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location: Basement					
	Explanation: Two 20,000 Gallons R	ated Capacity				
ighting						
Interior Lighting	100/	0000 01115	200 10	Φ.C		
Fluorescent	10%	2029 \$1,115,0	000 10	\$65,700		
	T-12 Lamps And Fixtures, Extent : Lig Location : Basement And Mechnical	**				
Fluorescent	45%	2034 \$5,017,5	500 10	\$295,800		
	T-8 Lamps And Fixtures, Extent: Light					
	Location: Throughout The Building					
Fluorescent	5%	2034 \$557,5		\$32,900		
	Compact Fluorescent Light, Extent : I	Light, Area Affected : 100	%			
	Location : Hallways					
LED	10%	2042	* *			
LED	30%	2039	* *			
Egress Lighting						
Emergency, Service	45%	2034 \$203,1				
Emergency, Battery	5%	2034 \$61,5		\$8,700		
Exit, Service	50%	2034 \$158,0	000 1			

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

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

Asset #: 102

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
ighting					
Exterior Lighting					
HID	5% Now \$86,700	2044 **			
	Damaged Fixtures, Extent : Moderate, 2	Area Affected : 50%			
	Location : Outside Perimeter				
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Outside Perimeter				
	Explanation : Operated Via Photocell				
HID	5%	2029 \$173,400	10	\$100	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Outside Perimeter				
	Explanation : Switches Operated Via	Photo Cells			
No Component	90%				
ightning Protection					
Arresters/Cabling					
Generic	100%	2037 **	5	\$2,400	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Roof, Stacks Only				
	Explanation : Lightning Rods In The S	Stacks Only			
larm					
Security System					
Generic	100%	2034 \$1,395,400	1	\$271,500	
	Other Observation, Extent : Light, Area	-			
	Location: Inside And Outside The Bu	ilding			
	Explanation : Surveillance Cameras				
Fire/Smoke Detection	4000/ 37			A 40 = A 00	
Generic, Digital	100% Now \$383,500	2034 \$1,917,400	1-3	\$407,300	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Throughout The Building				
	Explanation: Strobe Lights, Manual F	Pull Stations, Smoke Detect	ors, Hori	ıs, Fire Alarm	
	Panel And Alarm Bells				

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2044	* *	1		
Fuel						
	Other Observation, Extent: Light, Are	ea Affected .	: 100%			

Explanation: Four 20,000 Tanks For No. 2 Oil

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

Location: Vault

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

echanical		Current F	Repair	Futur	e Replacement	М	aintenance		
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nting									
Conversion Equipment Heat Exchanger, Shell & Tube	20%			2037	* *				
,	Location:	Basemen	xtent : Moderate, 2 t Mechanical Equi s 1st, 2nd And 3rd	ipment Ro	oom	Some Ra	diatiors.		
Steam Boiler Central Plant	80%	0-2	\$1,248,600	2039	* *				
			re, Area Affected : oilers In Boiler Pla						
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement. Pressure Reducing Valve Is Not Working On Optimum Capacity On Extended Life, Extent : Severe, Area Affected : 2%								
	Location:	The Thre	ieni : Severe, Area e Boilers On Exter xtent : Severe, Are	nded Life.	Deaerator And S	urge Tani	ks In Boiler Plant.		
	Location:	Boiler Pl on : Main				ıns Inacti	ive. No		
Distribution									
Hot Wtr Piping/Pump	40% Corroded, E. Location :		\$128,200 oderate, Area Affe n Basement.	2042 cted : 40%	* *	4	\$14,100		
	Leak Eviden	t, Extent	: Moderate, Area A t Heat Exchangers						
Central Plant Steam Piping/Pmp	60%	0-2	\$2,472,900	2044	**	4	\$21,200		
			oderate, Area Affe Valve On High Pre						
			nt : Severe, Area A						
	-	_	or, Surge Tank, Coi	-		l Boiler I	Feedwater Pumps		
,			xtent : Severe, Are t Boiler Room	a Affected	d : 40%				
	Explanatio	on : Boile	r Blowdown Pump	s Not In I	Place.				
Terminal Devices	50/	0.2	0412.700	2020	# COO 500	1	#10.000		
Air Handler		_	\$413,700 nt : Moderate, Area Issues With Starte	00		l Ain Hans	\$19,900		
		l Life, Ex	tent : Severe, Area		•	ли Папс	uing Onus.		
Air Handler	35% Other Obser Location :		xtent : Light, Area	2029 Affected	\$4,826,800 : 100%	1	\$155,100		
			Locanons Cooling Coil And I	Prohont ('oil				
Convector/Radiator	40%		Couing Con Ana I	2039	**	1	\$92,600		
Fan Coil Unit/Heat	20%			2039	\$3,633,900	1	\$46,300		

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

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

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

Asset #: 102

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Controls					*			
Pneumatic			\$7,182,900 nt : Moderate, Area Management Syste					
air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment Reciprocating	80%			2039	* *	1	\$265,900	
Compr/Chiller	D 131a Pat	Svicarant	Extent : Light, Ared	Affactad	1 - 100%			
	Location			і Ајјестеа	. 100/0			
			Extent : N/A, Area A	Iffected ·	100%			
	Location			9,900000	100,0			
	Explanati	on: 3 Uni	its					
Exterior Pkg Unit - Cooling	20%			2034	\$1,607,100	2	\$8,800	
Ç	Location .	Roof	xtent : N/A, Area A	Iffected :	100%			
Distribution	Explanati	on : Spiit	Units					
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$118,500	2044	* *	4	\$35,300	
1 1	Location Repairs In	: 18th Flo Progress,	Extent : Moderate, or Mechanical Equ Extent : N/A, Area Vater Pumps At 18	iipment R Affected .	200m. : 50%			
Terminal Devices	Locuiton	. Chillea i	raiei 1 umps 211 10	in Pioor I	vicenanicai Room.			
Air Handler/Cool/Ht	-	-	\$284,400 nt : Moderate, Area Issues With Starte			1	\$398,900	
Heat Rejection	Locuiton	. Comirois	issues with starte	rs, vaives	Ana Dampers At I	aii IIuiii	uing Oniis.	
Air Cooled Condenser Unit	20%			2039	* *	2	\$99,800	
Water Cooling Tower	Location .	Roof	extent : Light, Area	2038 Affected	**: 100%	2	\$577,100	
	Explanati	on : New	Cooling Tower					
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$632,800	
Exhaust Fans	100/0			ъпъ		2-5	ψ032,000	
Interior		tent : Seve	\$325,000 re, Area Affected : iler Room Makeup		\$3,250,200 E.F 17	2	\$17,600	
lumbing		20	o maneup		= = '			

Plumbing

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

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

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

Asset #: 102

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100% 4+	\$470,600	2044	* *	1		
	Corroded, Extent : Mod	**	ted : 50%	6			
	Location : Piping In E						
	Recent Repair Evident,						
	Location : Cold Water	r Fill Pumps Rep	air In Pr	ogress.			
HW Heat Exchanger	1000/		20-1	4. 4.		040600	
Steam Fired	100%		2054	* *	4	\$106,300	
Sanitary Piping	4000/			* *			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/ 31	¢120.200	LIPP	* *	1		
Cast Iron	100% Now	\$129,200	LIFE		1		
	Blockage /Clogged, Ext Location : Horizontal				Dooms		
G P ()	Location : Hortzoniai	riping On 7in F	toor Ana	18th Mechanical	Kooms.		
Sump Pump(s)	1000/		2024	¢1.40.000	4	#22.000	
Non-Submersible	100%		2034	\$148,800	4	\$23,000	
Sewage Ejector(s)	100% 0-2	\$24,000	2024	\$240,400	4	¢7.200	
Compressed Air	100% 0-2 On Extended Life, Exten	\$24,000	2034		4	\$7,300	
	Location : Ejector Po						
Backflow Preventer	Locuiton . Ljector 1 o	us in mechanica	і Едигріп	eni Room			
Generic	100%		2034	\$327,300	1	\$43,900	
Generic	Other Observation, Ext	ent : Light Area			1	\$75,900	
	Location : Water Mete	-	rijjecieu	. 10070			
	Explanation : Fire An						
Fixtures	Explanation . I the III	a Bomesite					
Generic	100%						
Instantaneous Hot Water	10070						
Natural Gas	100%		2039	* *			
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
	Controller Not Working	, Extent : Moder	ate, Area	Affected: 90%			
	Location : Elevator R						
	Other Observation, Ext	ent : N/A, Area A	ffected :	100%			
	Location: 10 Passens				reight Ur	iit From	
	Basement To 2nd Floo						
	Explanation : Ten Uni	its					
Fire Suppression							
Standpipe .							
Generic	100%		2044	* *	1-5	\$361,400	
Sprinkler							
No Component	70%						
Generic	30%		2044	* *	1-2	\$60,200	

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

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

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

Asset #: 102

Mechanical	Current Rep	oair F	uture Replacement	Ma	aintenance	
System Component Type	% of Fail Date Ed Total (Years)		ar Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
ire Suppression						
Fire Pump						
Generic	100% Now	\$279,900 20	37 **	1	\$120,500	
	Not in Service, Extent : S	Severe, Area Affectea	l : 100%			
	Location: 18th Floor	Mechanical Room				
Chemical System						
No Component	98%					
Generic	2%	20	29 \$5,000	1-3	\$24,300	
	Other Observation, Exte	nt : Moderate, Area	Affected: 100%			
	Location : Kitchen					
	Explanation : 2 Set Kit	chen Fire Suppressi	on Systems Covers 300	Square I	Feet (25x12)	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : HARLEM HOSPITAL MURAL PAVILION

Address : 512 LENOX AVENUE LENOX AVENUE AND W137 ST

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 260,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 27-Apr-2023 Landmark Status : NONE

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

Block : 1734 Lot : 1 BIN : 1813319

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$483,100	\$1,061,700
Interior Architecture	\$595,400	\$572,400
Electrical		\$238,500
Mechanical	\$2,633,300	\$5,202,300
Total	\$3,711,900	\$7,074,900
Importance Code A	\$483,100	\$1,061,700
Importance Code B	\$3,062,000	\$5,729,300
Importance Code C	\$166,700	\$283,800
Total	\$3,711,900	\$7,074,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,500		_	
Interior Architecture	\$52,700		\$27,600	\$23,400
Electrical	\$39,500	\$32,800	\$38,100	\$32,300
Mechanical	\$169,800	\$49,300	\$148,400	\$54,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$293,200	\$99,800	\$231,800	\$127,700
Importance Code A	\$13,500		\$8,000	
Importance Code B	\$258,400	\$99,800	\$223,800	\$114,400
Importance Code C	\$21,300			\$13,300
Total	\$293,200	\$99,800	\$231,800	\$127,700



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

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

Asset #: 14779

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
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	70%			LIFE	**	5	\$541,800	
			Extent : N/A, Area A		100%			
			venue And 137th Str	reet				
M - 1D - 1			al Glass Wall	2054	* *	7.10	Φ 42.5.7 00	
Metal Panel	30%			2054	* *	5-10	\$425,700	
Windows	0.50/			2050	* *	-	¢22 100	
Aluminum	85% 15%			2050	* *	5	\$23,100	
Metal Louvers	13%			2043		10	\$25,500	
Parapets Metal Panel	85%			2054	* *	5	\$128,000	
Metal Rail	15%			2034	* *	5-10	\$125,000	
Roof	13/0			2UT/		J-10	Ψ102,400	
Plaza Roof: Stone Panels	10%			2054	* *			
Single Ply Membrane	80%			2039	* *	10	\$88,900	
Sloped Glazing	10%			LIFE	* *	5	\$296,400	
Soffits	1070						Ψ=> 0, . 0 0	
Glass: Special Gauge	50%			LIFE	* *	1		
Metal Panel	50%		\$1,900	2054	* *	5	\$6,600	
	Deformed	/Dented, Ex	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Emergen	ncy Room Entrance					
Interior								
Floors								
Cast in Place Concrete		Now	\$69,800	LIFE	* *	5	\$87,800	
			xtent : Moderate, A					
	Location	ı : Northea	st Corner Of Mecho	anical Ro	oom In Basement			
Ceramic Tile	5%			2043	* *	5	\$20,100	
Sheet Vinyl/Rubber	5%			2039	* *	5	\$30,100	
Terrazzo	10%			LIFE	* *	5	\$62,700	
Vinyl Tile	55%			2039	* *	3	\$82,800	
Under Construction	15%							
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$26,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$42,600	
Glass: Single Pane	15%			LIFE	* *	5	\$119,900	
Gypsum Board	70%		\$106,800	LIFE	**	5	\$223,900	
			xtent : Moderate, A	rea Affe	cted: 5%			
~ !!!	Locatioi	ı : Stair A						
Ceilings	750/			2047	* *	-	#201 100	
AcousTileSusp.Lay-In	75%			2047	* *	5	\$301,100	
Exposed Struc: Steel	15%			LIFE	* *	10	\$120,500	
Gypsum Board	10%			LIFE	-1- W	5-10	\$138,000	
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways	10070			∠U + /	•			
Cast in Place Concrete	100%			2047	* *			
Note: All component variety \$ certing								

Maintenance \$ are aggregated over a ten-year period. Site specific 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 MURAL PAVILION

Asset #: 14779

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Parking/Driveway								

2047

Cast in Place Concrete

100%

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2054 **	3	\$800	
	Other Observation, Extent: Light, Ar	**			
	Location: Electrical Room Baseme	ent			
Transformers	Explanation: Two 600 Amperes				
Dry Type	100%	2047 **	3	\$1,400	
Dry Type	Other Observation, Extent : Light, Ar		3	ψ1,400	
	Location : Electrical Room Baseme	**			
	Explanation: Two 1,500 Kilovolt A	mpere Step Up From 208 Volt	s Primar	y - Four 160	
	Volts Secondary Supply				
Feeders					
Cable	100%	2050 **	1		
Raceway	1000/	2054 **	1		
Conduit	100%	2054 **	1		
Under 600 Volts					
Service Equipment Air Circuit Breaker	45%	2054 **	5	\$600	
An Cheun Breaker	Other Observation, Extent : Light, Ar		3	Φ000	
	Location : Electrical Room Baseme	00			
	Explanation: Three 5,000 Amperes	Main Disconnect Switch			
Fused Disc Sw	45%	2054 **	5	\$500	
	Other Observation, Extent : Light, Ar Location : Electrical Room	rea Affected : 100%			
	Explanation: Three 4,000 Amperes Equiipment To The Building	Main Disconnect Switches So	ervice Fo	r Mechanical	
Fused Disc Sw	10%	2054 **	5	\$100	
	Other Observation, Extent : Light, Ar Location : Electrical Room Baseme				
	Explanation: Two 3,000 Amperes F Elevators, Lightings And Other Med		lying Em	ergency Power To	
Transformers	1000/	•••	_		
Dry Type	100%	2047 **	5	\$1,000	
	Other Observation, Extent : Light, Ar Location : Electrical Room Baseme	ent			
	Explanation : Four 300, Four 225 A 208/120 Volts Primary - 480 Volts S		Transfor	mers With	
Switchgear / Switchboard					
Fused Disc Sw	50%	2054 **	5	\$600	
Molded Case Bkrs	50%	2054 **	5	\$3,400	

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

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

Asset #: 14779

Component Type	ed Cost Priority
Raceway	
Conduit 100% 2054 ** 1 Panelboards Fused Disc Sw 10% 2050 ** 5 Molded Case Bkrs 90% 2050 ** 5 \$ Molded Case Bkrs 90% 2050 ** 5 \$ \$ Molded Case Bkrs 90% 2050 ** 5 \$ \$ Molded Case Bkrs 90% 2050 ** 5 \$ \$ Motor Controllers Locally Mounted 20% 2047 ** 5 \$ Variable Frequency 80% 2047 ** 5 Variable Frequency 80% 2047 ** 5 Variable Frequency 80% 2047 ** 5 \$ Variable Frequency 80% 2047 ** 1 Variable Frequency 80% 2047 ** 1 \$ Variable Frequency 80% 2047 ** 1 Variable Frequency 2047	
Panelboards	
Fused Disc Sw 10% 2050 ** 5 5 Molded Case Bkrs 90% 2050 ** 5 5 5 Miring Thermoplastic 100% 2054 ** 1	
Molded Case Bkrs 90% 2050 ** 5 5 5 5 5 5 5 5 5	
Wiring Thermoplastic 100% 2054 ** 1	\$600
Thermoplastic 100% 2054 ** 1	66,200
Locally Mounted Variable Frequency Drive 80% 2047 ** 5	
Variable Frequency 80% 2047 ***	
Drive Ground Grounding Devices Generic 100% LIFE * * * 5 \$\frac{1}{2}\$ \$\fra	\$400
Grounding Devices Generic 100% LIFE ** 5 \$ Stand-by Power Transfer Switches Automatic 100% 2047 ** 1 \$8 Other Observation, Extent: Light, Area Affected: 100% Location: Transfer Switch Room Basement Explanation: Three Transfer Switch Lighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 20% 2039 ** 10 \$17 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Lobby Egress Lighting	
Generic 100% LIFE ** 5 S Stand-by Power Transfer Switches Automatic 100% 2047 ** 1 \$8 Other Observation, Extent: Light, Area Affected: 100% Location: Transfer Switch Location: Three Transfer Switch ighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Loboby Fluorescent 2039 ** 10 \$17 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Lobby Egress Lighting Egress Lighting	
tand-by Power Transfer Switches Automatic 100% 2047 ** 1 \$8 Other Observation, Extent: Light, Area Affected: 100% Location: Transfer Switch Room Basement Explanation: Three Transfer Switch ighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Egress Lighting Egress Lighting	
Transfer Switches Automatic 100% 2047 *** 1 \$8 Other Observation, Extent: Light, Area Affected: 100% Location: Transfer Switch Room Basement Explanation: Three Transfer Switch ighting Interior Lighting Fluorescent 75% 2039 *** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 *** 10 \$17 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$17 Fluorescent Location: Lobby Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	57,600
Automatic 100% 2047 ** 1 \$8 Other Observation, Extent: Light, Area Affected: 100% Location: Transfer Switch Room Basement Explanation: Three Transfer Switch ighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Egress Lighting Egress Lighting	
Other Observation, Extent: Light, Area Affected: 100% Location: Transfer Switch Room Basement Explanation: Three Transfer Switch ighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	0.000
Location : Transfer Switch Room Basement Explanation : Three Transfer Switch Lighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby Fluorescent 20% 2039 ** 10 \$1 Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby Fluorescent Egress Lighting Egress Lighting	0,000
Lighting Interior Lighting Fluorescent 75% 2039 $**$ 10 $$17$ $$17$ $$18$ $$2039$ $$10$ $$19$ $$19$ Fluorescent Fluorescent Fluorescent 5% 2039 203	
Lighting Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	
Interior Lighting Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$1 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	
Fluorescent 75% 2039 ** 10 \$17 T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building Egress Lighting	
T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	8,800
Fluorescent Location : Throughout The Building 5% 2039 ** 10 \$1	0,000
Fluorescent 5% 2039 ** 10 \$1 Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building Egress Lighting	
Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	1,900
Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	1,500
Fluorescent 20% 2039 ** 10 \$4 T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building Egress Lighting	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building Egress Lighting	7,700
Location : Throughout The Building Egress Lighting	7,700
Egress Lighting	
Exit, LED 50% 2062 ** 1	
Exterior Lighting	
	4,800
Compact Fluorescent Light, Extent : Light, Area Affected : 95%	
Location: Roof	
No Component 80%	
Lightning Protection	
Arresters/Cabling	
Generic 100% 2074 ** 5	

Alarm

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

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

Asset #: 14779

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2039	* *	1	\$97,100	
	Other Observation, Extent : Light, A	rea Affected : 100	0%			
	Location : Inside And Outside The	Building				
	Explanation : Surveillance Camero	as				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$160,200	
	Other Observation, Extent: Light, A	rea Affected : 100	0%			
	Location: Throughout The Buildin	g				
	Explanation : Strobe Lights, Manua Alarm Panel And Horns	al Pull Stations, S	Smoke Detecto	ors, Alarr	n Bells, Fire	

Mechanical		Current Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2054	* *	1		
	Other Obse	ervation, Extent : Light,	Area Affected	: 100%			
	Location	: Basement					
	Explanati	on : Provided From Ad	ljacent Martin	Luther King Buildi	ing		
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%		2047	* *	5	\$15,400	
Distribution Central Plant Steam Piping/Pmp	100%		2054	* *	4	\$19,200	
1 0 1	Leak Evide	nt, Extent : Moderate, .	Area Affected ·	100%			
		: Leaking Condensate,					
Terminal Devices							
Air Handler	80%		2042	* *	1	\$128,600	
Convector/Radiator	20%		2051	* *	1	\$16,800	
Controls						\$10,000	
Pneumatic	100%	2-4 \$2,568,	900 2032	\$5,137,800			
		ning, Extent : Moderat					
	-	: Building Managemen					
Air Conditioning		8 8	<u> </u>				
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment							
Interior Pkg Unit -	1%		2035	* *	2	\$200	
Cooling	- / 0		_ = = = =		_	+	
Ext Pkg Unit -	95%		2042	* *	2	\$15,100	
Heating/Cooling	2270		· -		_	+,-00	
No Component	4%						

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

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

Asset #: 14779

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution	1000/	LIDE	* *	2	# 422 000	
Ductwork/Diffusers	100%	LIFE	* *	2	\$422,800	
Heat Rejection	10/	2020	* *	2	#1 000	
Dry Cooler	1%	2039	* *	2	\$1,800	
	Other Observation, Extent: N/A,	, Area Affectea : 100%				
	Location: Roof	C CAT C U-i4-				
	Explanation: Two 5 Ton Units	Serve CAI Scan Units				
No Component	99%					
Ventilation						
Distribution	1000/	LIEE	* *	2.5	£220.500	
Ductwork/Diffusers	100%	LIFE		2-5	\$229,500	
Exhaust Fans Interior	80%	2042	* *	2	\$6,400	
Roof	20%	2042	* *	2 2		
	20%	2042			\$1,600	
Plumbing						
H/C Water Piping Brass/Copper	100%	2060	* *	1		
HW Heat Exchanger	10076	2000		1		
Steam Fired	100%	2060	* *	4	\$25,700	
	10076	2000		4	\$23,700	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10076	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
	10076	LIFE		1		
Sump Pump(s) Non-Submersible	100%	2042	* *	4	\$8,200	
Sewage Ejector(s)	10076	2042		- 4	\$6,200	
Compressed Air	100%	2060	* *	4	\$2,600	
Backflow Preventer	10070	2000			\$2,000	
Generic	100%	2042	* *	1	\$15,900	
Fixtures	10070	2042		1	\$13,900	
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent: N/A,					
	Location: Two Units From Bas		e Unit Froi	n Basem	ent To 7th Floor	
	Two Units From 1st To 6th Flor		C 01111 1 101	n Busem	ent 10 / th 1 tool,	
	Explanation: 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2060	* *	1-5	\$131,100	
Sprinkler						
Generic	100%	2060	* *	1-2	\$72,800	
Fire Pump						
Generic	100%	2047	* *	1	\$48,600	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 27-Apr-2023 Landmark Status : NONE

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

Block : 1734 Lot : 1 BIN : 1082173

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$898,600	\$207,800
Interior Architecture	\$382,600	\$222,700
Electrical		\$1,723,000
Mechanical		\$3,338,900
Total	\$1,281,200	\$5,492,500
Importance Code A	\$898,600	\$207,800
Importance Code B	\$192,700	\$5,181,100
Importance Code C	\$189,800	\$103,600
Total	\$1,281,200	\$5,492,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,300	_	\$8,100	<u> </u>
Interior Architecture	\$199,600		\$11,400	\$4,600
Electrical	\$35,200	\$19,900	\$26,200	\$19,900
Mechanical	\$87,700	\$70,400	\$55,300	\$62,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$364,600	\$110,000	\$120,800	\$106,100
Importance Code A	\$25,400	\$3,000	\$12,900	\$3,000
Importance Code B	\$222,800	\$107,000	\$107,900	\$103,100
Importance Code C	\$116,500			
Total	\$364,600	\$110,000	\$120,800	\$106,100



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

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

Asset #: 4366

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							•
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	\$155,900	
Metal Panel	20%			2054	* *	5-10	\$178,600	
Stucco Cement	5%			2047	* *	5	\$16,200	
Window Wall	15%			2054	* *	5	\$73,100	
Windows								
Aluminum	95%			2050	* *	5	\$9,800	
Metal Louvers	5%			2043	* *	10	\$3,200	
Parapets								
Masonry: Brick Cavity	_		\$9,500 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%	5	\$4,600	
Metal Panel	5%	Now	\$600	2054	* *	5	\$700	
		issing Elem 1 : Roof At .	ents, Extent : Mode Penthouse	erate, Ar	ea Affected : 1%			
Stucco Cement	Cracking/	Now Crumbling, 1: Interior	\$7,300 Extent : Moderate Face	2047 , Area Aj	* * ffected : 10%	5	\$3,000	
No Component	5%							
Roof								
Modified Bitumen	Location	Extent : Mod n : Through						
		ad/Misposn 1 : Over 4th	, Extent : Moderate Floor	e, Area Ą	ffected : 25%			
		en/Split, Ex 1 : Through	ctent : Moderate, A. out	rea Affec	ted : 15%			
Soffits								
Cement - Fiber Panel	100%			2039	* *	10		
nterior Floors								
Cast in Place Concrete	15%			LIEE	* *	5	¢110.700	
Ceramic Tile	13%			LIFE 2043	* *	5 5	\$119,700 \$9,100	
Terrazzo	30%			LIFE	* *	5	\$85,500	
Vinyl Tile	50%			2039	* *	3	\$34,200	
	3070			2039			\$34,200	
Interior Walls Cast in Place Concrete	5%			LIFE	* *	10	\$43,100	
	5% 15%				* *	5		
Classe Single Page				LIFE	* *	5 5	\$41,400	
Glass: Single Pane	2%			LIFE	* *		\$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	

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

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

Asset #: 4366

Architecture	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	65% 2	2-4 \$40,300	2047	* *	5	\$59,300	
	Water Penetra	tion, Extent : Moderate, A	rea Affe	cted : 5%			
	Location : Bo	asement					
Exposed Struc: Steel	20%		LIFE	* *	10	\$73,000	
Gypsum Board	15%		LIFE	* *	5-10	\$94,100	

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$500	
	Other Observation, Extent : Light,	**	ó			
	Location : Electrical Room Base					
	Explanation: Two 2,000 Ampere			,600 Am _i	peres For Main	
G ': 1 / G ': 11 1	Building, Mechanical Equipment	And Emergency Pov	ver Supply			
Switchgear / Switchboard Fused Disc Sw	10%	2044	* *	5	\$100	
Molded Case Bkrs	90%	2044	* *	5 5		
	90%	2044	-	3	\$2,900	
Raceway Conduit	1000/	2044	* *	1		
	100%	2044	-	1		
Panelboards Fused Disc Sw	100/	2042	* *	5	\$200	
Molded Case Bkrs	10% 90%	2042 2042	* *	5 5	\$300 \$2,900	
	90%	2042		3	\$2,900	
Wiring Thermoplastic	100%	2044	* *	1		
Motor Controllers	10070	2044		1		
Locally Mounted	10%	2039	* *	5	\$100	
Motor Control Center	90%	2039	* *	5	\$3,000	
Ground	9070	2039			\$3,000	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,600	
Stand-by Power	10070	<u> </u>			ψ2,000	
Transfer Switches						
Automatic	100%	2039	* *	1	\$37,500	
Generators					+,	
Diesel	100%	2037	* *	1	\$47,200	
	Other Observation, Extent : Light,		ó		,	
	Location : Generator Room Pent	**				
	Explanation: One 300 Kilowatts					
Batteries	-					
Nickel Cadmium	100%	2027	\$2,500	5	\$27,200	

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

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

Asset #: 4366

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2042	* *	5		
	Other Observation, Exten Location : Generator Ro		: 100%			
	Explanation: 60 Gallon	Capacity				
Main Tank	50%	2049	* *	5		
	Other Observation, Exten Location : Basement		: 100%			
T inlain a	Explanation: 1,000 Gal	ion Capacity				
Lighting Interior Lighting						
Fluorescent	75%	2034	\$1,422,400	10	\$83,900	
1 Idolescent	T-8 Lamps And Fixtures, I Location: Throughout T	Extent : Light, Area Affe		10	\$63,700	
Fluorescent	5%	2034	\$94,800	10	\$5,600	
	Compact Fluorescent Liga Location : Hallways				42,000	
LED	20%	2042	* *			
Egress Lighting						
Emergency, Service	50%	2034	\$38,400	1		
Exit, Service	50%	2034	\$26,900	1		
Exterior Lighting						
HID	20%	2034	\$116,300	10	\$100	
No Component	80%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$45,500	
	Other Observation, Exten		: 100%			
	Location: Inside And O	_				
	Explanation : CCTV Sur	rveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$75,100	
	Other Observation, Exten	0	: 100%			
	Location : Throughout T	-				
	Explanation : Strobe Lig Alarm Panel And Horns		n, Smoke Detector	s, Alarm	Bells, Fire	

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

Heating

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

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

Asset #: 4366

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source Plant Campus Steam / PRV	100%	2054	* *	1		
	Other Observation, Extent : Light, Area Location : Martin Luther King Buildi		100%			
	Explanation : Provided From Adjacet With Four 20,000 Gallon Tanks For N		uther King Buildi	ng, Dual	Fuel Gasoline	
Conversion Equipment Heat Exchanger, Plate & Frame	50%	2037	* *	1	\$30,100	
	Other Observation, Extent : Light, Area Location : Throughout	a Affected :	100%			
	Explanation : Heat Exchanger Serves	Perimeter	Heating And Hot	Water C	Coils	
Pres. Reducing Valve/LP Steam	50%	2037	* *	5	\$3,600	
	Other Observation, Extent : Light, Area Location : Throughout	ı Affected :	100%			
	Explanation : Serves Steam Fed Coils	And Heat	Exchangers			
Distribution						
Hot Wtr Piping/Pump	50%	2050	* *	4	\$4,500	
Central Plant Steam	50%	2054	* *	4	\$4,500	
Piping/Pmp						
Terminal Devices Air Handler	50%	2039	* *	1	\$37,700	
Convector/Radiator	40%	2039	* *	1 1	\$15,800	
Fan Coil Unit/Heat	10%	2047	* *	1	\$3,900	
Air Conditioning	1070	2039		1	\$3,900	
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment	10070	2030		•		
Centrifugal, Elec Chiller	90%	2037	* *	1	\$118,700	
	Other Observation, Extent : Light, Area		100%	-	\$110,700	
	Location : Penthouse	33				
	Explanation: R-22					
Interior Pkg Unit - Cooling	10%	2035	* *	2	\$700	
Distribution CW & CHW Wtr Pipe/Pump	100%	2044	* *	4	\$6,000	
Terminal Devices						
Air Handler/Cool/Ht	90%	2034	\$2,176,800	1	\$67,900	

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

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

Asset #: 4366

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
air Conditioning							
Heat Rejection							
Air Cooled Condenser Unit	10%		2039	* *	2	\$8,500	
Dry Cooler	10%		2042	* *	2	\$8,500	
Water Cooling Tower	80%		2032	\$503,700	2	\$98,200	
water cooming rower		, Extent : Light, Area			_	\$30, 2 00	
	Location: Roof	,	33				
	Explanation : 2 (Cooling Towers					
Ventilation	· · · · · · · · · · · · · · · · · · ·						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$107,600	
Exhaust Fans						,	
Interior	90%		2039	* *	2	\$3,400	
Roof	10%		2039	* *	2	\$400	
lumbing	20,0					ψ.100	
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
HW Heat Exchanger	10070		2031				
Steam Fired	100%		2054	* *	4	\$18,100	
Steam I fred		, Extent : Light, Area		. 100%	-	ψ10,100	
	Location : Penth		55				
		Units Each With 250 (Gallon Ta	nks			
Sanitary Piping	Empression : 2	200	3411011 14				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LII L				
Cast Iron	100% 0-2	\$8,800	LIFE	* *	1		
Cust from		nt : Severe, Area Affe		%			
	Location : Near I			•			
Sump Pump(s)							
Submersible	100%		2027	\$3,800	4	\$3,900	
Sewage Ejector(s)	10070		2021	ψ3,000		ψ3,700	
Electric	100%		2034	\$65,300	4	\$7,300	
Licetile		, Extent : Light, Area			-	Ψ7,500	
	Location : Basem	-	11,5,000000	. 100/0			
	Explanation: 2 I						
Backflow Preventer	Empianation . 2 I	. uprem seus					
Generic	100%		2039	* *	1	\$7,500	
Fixtures	10070		2037			Ψ1,500	
Generic	100%						
	100/0						
Pertical Transport							
Vertical Transport							
Elevators	100%		LIEE	* *			
	100%	Extent : Light Awa	LIFE				
Elevators	Other Observation	, Extent : Light, Area Units From 1st To 4t	Affected	: 100%	omont To	o 4th Floor One	
Elevators	Other Observation Location : Three	, Extent : Light, Area Units From 1st To 4th nent To Penthouse	Affected	: 100%	ement To	o 4th Floor, One	

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 HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG

Asset #: 4366

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$61,500	
Sprinkler						
Generic	100%	2054	* *	1-2	\$34,200	
Fire Pump						
Generic	100%	2030	\$119,000	1	\$22,800	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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

Area Sq Ft : 268,259 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 09-Dec-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,7,Ph

Block : 1747 Lot : 35 BIN : 1077376

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$196,500	\$236,900
Interior Architecture	\$1,316,000	\$516,600
Electrical	\$221,400	\$802,800
Mechanical		\$10,483,300
Total	\$1,733,900	\$12,039,500
Importance Code A	\$196,500	\$236,900
Importance Code B	\$1,537,400	\$11,658,700
Importance Code C		\$143,900
Total	\$1,733,900	\$12,039,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,800			\$42,600
Interior Architecture		\$32,600	\$46,700	\$15,100
Electrical	\$43,700	\$50,100	\$51,200	\$54,700
Mechanical	\$120,800	\$147,600	\$116,500	\$181,300
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$243,800	\$271,700	\$255,900	\$335,100
Importance Code A	\$52,400	\$14,600	\$14,600	\$57,800
Importance Code B	\$191,300	\$257,100	\$214,600	\$277,300
Importance Code C			\$26,700	
Total	\$243,800	\$271,700	\$255,900	\$335,100



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

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

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

Asset #: 14738

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	\$2,600	
Masonry: Brick Cavity	88%			LIFE	* *	5	\$181,600	
Window Wall	10%			2053	* *	5	\$77,400	
Windows						_		
Aluminum	95%			2049	* *	5	\$25,900	
Metal Louvers	5%			2042	* *	10	\$8,500	
Parapets	750/			LIEE	* *	-	#20.200	
Masonry: Brick Cavity	75%			LIFE	**	5	\$29,200	
Metal Rail	20%		¢1.6.200	2046	* *	5-10	\$140,600	
Pre-Cast Concrete	5%		\$16,200	LIFE		5	\$12,200	
	_		Extent : Light, Ared st Corner Of Buildi		l : 10%			
Roof	Босино	i. Soumed:	n Corner Of Buildi	148				
Single Ply Membrane	100%			2038	* *	10	\$111,100	
Soffits	10070			2036		10	\$111,100	
Metal Panel	30%			2053	* *	5-10	\$14,500	
Stucco Cement	70%		\$21,700	2046	* *	5	\$6,100	
Staces Cement			xtent : Light, Area		10%	3	ψ0,100	
		ı : Into Roo	_	-5,5				
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$131,700	
Ceramic Tile	10%			2042	* *	5	\$40,200	
Sheet Vinyl/Rubber	5%			2038	* *	5	\$30,100	
Traffic Topping	5%	0-2	\$195,900	2028	\$979,500	5	\$12,500	
11 0	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed: 10%			
	Location	ı : Through	out					
	Water Per	etration, E	xtent : Light, Area	Affected .	20%			
	Location	ı : Through	out					
Vinyl Tile	65%			2038	* *	3	\$97,900	
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	
Ceilings								
AcousTileSusp.Lay-In	70%			2046	* *	5	\$281,100	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$100,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2053	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

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

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

Asset #: 14738

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
On-Site Walkways				
Cast in Place Concrete	100%	2046 **		
Parking/Driveway				
Cast in Place Concrete	100%	2046 **		

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$1,200	
	Other Observation, Extent:		: 100%			
	Location: Electrical Room					
	Explanation: Two 3,000 A	Impere Main Disconn	ect Switch			
Transformers						
Dry Type	100%	2038	* *	5	\$1,000	
	Other Observation, Extent:		: 100%			
	Location: Electrical Room					
	Explanation: Two 1,000 A	Ind Two 500 Kilovolts	Amperes			
Switchgear / Switchboard						
Fused Disc Sw	70%	2043	* *	5	\$800	
Fused Disc Sw	30%	2053	* *	5	\$300	
Raceway						
Conduit	70%	2043	* *	1		
Conduit	30%	2053	* *	1		
Panelboards						
Fused Disc Sw	10%	2041	* *	5	\$600	
Molded Case Bkrs	30%	2041	* *	5	\$2,100	
Molded Case Bkrs	60%	2049	* *	5	\$4,200	
Wiring						
Thermoplastic	30%	2053	* *	1		
Thermoplastic	70%	2043	* *	1		
Motor Controllers						
Locally Mounted	30%	2038	* *	5	\$500	
Variable Frequency	70%	2046	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,900	
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$82,500	

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

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

Asset #: 14738

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2042	* *	1	\$103,900	
	Other Observation, Extent : Light, Are	ea Affected : .	100%			
	Location : Generator Room Roof					
	Explanation: One 1,250 Kilowatts					
Batteries						
Lead/Acid	100%	2027	\$2,500	5	\$9,900	
Fuel Storage						
Day Tank	50%	2049	* *	5		
	Other Observation, Extent : Light, Are	ea Affected : .	100%			
	Location : Generator Room Roof					
	Explanation: One 275 Gallon Capa	city				
Main Tank	50%	2061	* *	5		
	Other Observation, Extent : Light, Are	ea Affected : .	100%			
	Location: Basement					
	Explanation: One 20,000 Gallon Co	apacity				
ighting						
Interior Lighting						
Fluorescent	10%	2033	\$417,300	10	\$24,600	
	T-12 Lamps And Fixtures, Extent : Lig Location : Basement	ght, Area Affe	cted : 100%			
Fluorescent	70%	2038	* *	10	\$172,200	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building		ted : 100%		·	
Fluorescent	10%	2038	* *	10	\$24,600	
1 Idolescent	T-5 Lamps And Fixtures, Extent: Ligh		ted : 100%	10	Ψ2 1,000	
	Location: Mechanical Room	., 11.00.11,700				
Fluorescent	10%	2038	* *	10	\$24,600	
Tuorescent	Compact Fluorescent Light, Extent: 1		ffected · 100%	10	\$24,000	
	Location: Hallways	ngm, meu m	jecieu . 10070			
Egrana Lighting	Location . 11auways					
Egress Lighting Emergency, Service	50%	2038	* *	1		
Exit, Battery	50%	2038	* *	10	\$9,100	
	3070	2038		10	\$9,100	
Exterior Lighting HID	10%	2033	¢129 000	10	\$100	
LED	10%		\$128,000 * *	10	\$100	
		2038	7. 7.			
No Component	80%					

Alarm

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

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

Asset #: 14738

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
Generic	50%	2038	* *	1	\$50,100		
	Other Observation, Extent : Ligh	t, Area Affected :	100%				
	Location: Throughout The Bui	lding					
	Explanation: CCTV Surveillar	ice Cameras					
Generic	50%	2033	\$257,400	1	\$50,100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Hallways And Exit I	Doors					
	Explanation: Intrusion Alarm	And Motion Senso	or				
Fire/Smoke Detection							
Generic, Digital	100%	2038	* *	1-3	\$165,300		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout The Bui	lding					
	Explanation : Strobe Lights, M. Fire Alarm Panel	anual Pull Station	n, Smoke Detector	; Horns,	Alarm Bells And		

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Hot Water Boiler	75%	2046	* *	1	\$99,500	
	Other Observation, Extent: Light, Location: Penthouse Explanation: 2 Units	Area Affected :	75%			
Hot Water Boiler	15%	2046	* *	1	\$19,900	
	Other Observation, Extent: Light, Location: Penthouse Explanation: 1 Unit	Area Affected :	25%			
Steam Boiler	10%	2046	* *	1	\$26,600	
	Other Observation, Extent : Light, Location : Penthouse Explanation : 1 Unit	Area Affected :	20%			
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$19,800	
Terminal Devices						
Air Handler	40%	2038	* *	1	\$66,400	
Air Handler	40%	2033	\$2,064,700	1	\$66,400	
Fan Coil Unit/Heat	20%	2038	* *	1	\$17,300	
Air Conditioning	_					
Energy Source						
Electricity	40%	2049	* *	1		
Natural Gas	60%	2053	* *	1		

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

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

Asset #: 14738

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Absorption Chiller/Direct Fire	60%		2033	\$4,523,800	1	\$174,200	
Chiller/Blicet Tile	Other Observation, Ext Location : Penthouse Explanation : 2 Units	_	Affected	: 60%			
Reciprocating Compr/Chiller	40%		2038	* *	1	\$49,800	
	R-134a Refrigerant, Ex Location : 2 Set Of M	-		l : 40%			
Distribution CW & CHW Wtr Pipe/Pump	100%		2053	* *	4	\$19,800	
Terminal Devices							
Air Handler/Cool/Ht	50%		2038	* *	1	\$82,900	
Air Handler/Cool/Ht	50%		2033	\$2,661,100	1	\$82,900	
Heat Rejection				+) ,		¥ -)	
Air Cooled Condenser Unit	40%		2038	* *	2	\$74,700	
Water Cooling Tower	60%		2034	\$831,300	2	\$162,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$149,600	
Exhaust Fans							
Interior	80%		2038	* *	2	\$6,600	
Roof	20%		2038	* *	2	\$1,600	
Plumbing H/C Water Piping							
Brass/Copper	100%		2053	* *	1		
Water Heater With Tanks	10070						
Gas Fired	100%		2031	\$69,800	2		
	Other Observation, Ext	tent : Light, Area		·			
	Location : Upper Pen		00				
	Explanation: 4 Units						
HW Heat Exchanger	*						
HTHW/HW	100%		2053	* *			
	Other Observation, Ext Location : Upper Pen	ithouse	Affected	: 100%			
	Explanation: 4 Units	r					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2038	* *	4	\$8,500	

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

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

Asset #: 14738

Mechanical	Current	t Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sewage Ejector(s)							
Electric	50%		2033	\$71,800	4	\$8,000	
Electric	50%		2033	\$71,800	4	\$8,000	
Backflow Preventer							
Generic	100%		2033	\$122,500	1	\$16,400	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation,	Extent : Light, Area A	lffected	: 100%			
	Location : Two Ur Floor	nits From Basement To	7th Fl	oor. Four Units Fr	om Basei	ment To 7th	
	Explanation : 6 U	nite					
Fire Suppression	Explanation . 0 C	11113					
Standpipe							
Generic	100%		2053	* *	1-5	\$135,200	
Sprinkler							
Generic	100%		2053	* *	1-2	\$75,100	
Fire Pump							
Generic	100%		2036	* *	1	\$50,100	
Chemical System							
Generic	100%		2031	\$16,700	1-3	\$80,900	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 09-Dec-2021 Landmark Status : NONE

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

Block : 1747 Lot : 70 BIN : 1088883

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$119,400	\$731,000
Interior Architecture	\$75,700	\$266,800
Electrical	\$99,000	
Total	\$294,200	\$997,900
Importance Code A	\$119,400	\$731,000
Importance Code B	\$174,800	\$142,000
Importance Code C		\$124,800
Total	\$294,200	\$997,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$51,600
Interior Architecture		\$25,900	\$27,400	\$6,300
Electrical	\$22,000	\$25,200	\$27,000	\$27,900
Mechanical	\$59,000	\$68,200	\$56,400	\$87,100
Site Pavements	\$9,000			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$119,600	\$148,900	\$140,400	\$202,600
Importance Code A	\$7,300	\$7,300	\$7,300	\$59,300
Importance Code B	\$112,300	\$141,600	\$115,700	\$143,300
Importance Code C			\$17,300	
Total	\$119,600	\$148,900	\$140,400	\$202,600



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

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

Asset #: 14737

	Current	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ı							
5%			LIFE	* *	5	\$5,700	
35%			2053	* *	5-10	\$437,900	
50%			LIFE	* *	5	·	
10%			2053	* *	5	·	
90%	ı		2049	* *	5	\$24,900	
			2042	* *		•	
						· /	
30%			2053	* *	5	\$15,800	
				* *		•	
				* *		·	
						,	
100%			2041	* *	10	\$65,600	
						,	
30%			2046	* *	5		
				* *			
15%	ı		LIFE	* *	5	\$66,300	
10%			2042	* *		•	
				* *		•	
				* *		•	
				* *		•	
				* *		·	
		Extent : N/A, Area A		100%		4-0,500	
			,,,				
Explana	tion : This	Component Is Actu	allv Lam	inated Wood Floor	ing		
		<i>T</i>			0		
5%			LIFE	* *			
				* *	5	\$34,700	
				* *	5		
				* *	-	•	
				* *	5		
						,	
75%			2046	* *	5	\$151.500	
				* *			
				* *	-	Ψ2,230	
				* *	5	\$25,200	
1070						+==,==0	
100%			2053	* *			
10070							
100%	4+	\$9,000	2046	* *			
				ed : 2%			
			55 - 50				
	5% 35% 50% 10% 90% 10% 30% 60% 100% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10% 55% 10%	\$\\$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Soft Fail Date Estimated Cost Total (Years)	% of Total Fail Date (Years) Estimated Cost (Year FY) 5% LIFE 2053 50% LIFE 2053 90% 2049 10% 2042 30% 2053 10% 2053 10% 2053 60% LIFE 10% 2041 30% 2046 70% 2046 70% 2046 2042 2038 55% 2038 10% 2038 5% 2061 Other Observation, Extent : N/A, Area Affected : Location : 1st Floor Explanation : This Component Is Actually Lam 5% LIFE 10% 2042 20% LIFE 10% 2042 20% LIFE 10% 2042 10% LIFE 10% LIFE 10% LIFE 10% LIFE 10% LIFE 10% LIFE	Solution	Solution	Total (Years) FY (Ŷrs)

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

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

Asset #: 14737

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
On-Site Walkways				
Cast in Place Concrete	100%	2046 * *		
Parking/Driveway				
Cast in Place Concrete	100%	2046 **		

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Basement							
	Explana	tion : Two -	4,000 Ampere And	One 3,00	0 Ampere Main Di	sconnect	Switches	
Transformers			*		•			
Dry Type	100%			2046	* *	5	\$500	
, ,,			Extent : Light, Area al Room Basement	Affected	: 100%			
			1,000, Two 500, Two 20 Low Voltage	o 400 An	d One 225 Kilovol	ts Amper	es 480	
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	* *	5	\$600	
Raceway								
Conduit	100%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2049	* *	5	\$300	
Molded Case Bkrs	90%			2049	* *	5	\$3,200	
Wiring								
Thermoplastic	100%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2046	* *	5	\$300	
Variable Frequency	70%			2046	* *			
Drive								
Ground		·						
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	\$41,500	
Generators								
Diesel	100%			2042	* *	1	\$52,300	
			Extent : Light, Area	Affected	: 100%			
			or Room Roof					
	Explana	tion : One .	1,250 Kilowatts					
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$5,000	

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

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

Asset #: 14737

Electrical	Current Repair	Future Replacement	М	aintenance
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost Priority
Stand-by Power				•
Fuel Storage				
Day Tank	50%	2049 **	5	
	Other Observation, Extent: Light, Are	ea Affected : 100%		
	Location: Generator Room Roof	aitu		
M ' T ul-	Explanation: One 275 Gallon Capa		-	
Main Tank	50% Other Observation, Extent : Light, Are	2001	5	
	Location : Basement	eu Affecteu . 100%		
	Explanation: One 20,000 Gallons			
Lighting	Explanation . One 20,000 Gairons			
Interior Lighting				
Fluorescent	55%	2038 **	10	\$68,100
	T-8 Lamps And Fixtures, Extent : Ligh	t, Area Affected : 100%		
	Location: Throughout The Building			
Fluorescent	5%	2038 **	10	\$6,200
	T-5 Lamps And Fixtures, Extent : Ligh	t, Area Affected : 100%		
	Location : Mechanical Room Spaces	S		
Fluorescent	20%	2038 **	10	\$24,800
	Compact Fluorescent Light, Extent : I			
	Location: Throughout The Building			
LED	20%	2041 **		
Egress Lighting				
Emergency, Service	55%	2038 **	1	****
Exit, Battery	45%	2038 **	10	\$4,100
Exterior Lighting	100/	2038 **	1.0	¢1 200
Fluorescent	10% Compact Fluorescent Light, Extent : 1	2030	10	\$1,200
	Location: Roof And Building Perim	0		
LED				
LED No Component	10% 80%	2041 **		
Lightning Protection	8070			
Arresters/Cabling				
Generic	100%	2061 **	5	\$700
Alarm				4,,,,
Security System				
Generic	50%	2038 **	1	\$25,200
	Other Observation, Extent : Light, Are			
	Location: Inside And Outside The B			
	Explanation : CCTV Surveillance Sy			
Generic	50%	2038 **	1	\$25,200
	Other Observation, Extent: Light, Are			
	Location: Hallways And Exit Doors			
	Explanation : Intrusion Alarm And M	Monon Sensor		

Maintenance \$ are aggregated over a ten-year period. Site specific 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 - NURSING FACILITY

Asset #: 14737

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%	2038	* *	1-3	\$83,200		
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: Throughout The Building						
	Explanation: Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells						
	And Fire Alarm Panel						

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Hot Water Boiler	90%	2046	* *	1	\$60,100	
	Other Observation, Extent : I Location : Penthouse	ight, Area Affected	: 100%			
	Explanation: 3 Units. Two Intree Heat Exchangers	For Heating, One F	or Both Heating A	nd Dome	estic Hot Water.	
Steam Boiler	10%	2046	* *	1	\$13,400	
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location: Penthouse					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$10,000	
Terminal Devices						
Air Handler	80%	2038	* *	1	\$66,800	
Fan Coil Unit/Heat	20%	2038	* *	1	\$8,700	
Air Conditioning						
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment						
Reciprocating	100%	2038	* *	1	\$62,600	
Compr/Chiller						
•	R-134a Refrigerant, Extent :	Light, Area Affectea	l : 100%			
	Location: 2 Multistacks Set	ts, Penthouse				
Distribution						
CW & CHW Wtr	100%	2053	* *	4	\$10,000	
Pipe/Pump						
Terminal Devices						
Air Handler/Cool/Ht	100%	2038	* *	1	\$83,500	
Heat Rejection					· · · · · · · · · · · · · · · · · · ·	
Air Cooled Condenser	100%	2038	* *	2	\$94,000	
Unit					,	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$75,300	
Note: All component repairs \$ estim	nates are in current dollars and are	not escalated for note	ential future inflation			

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

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

Asset #: 14737

Mechanical	Current Repair	Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	85%	2038	* *	2	\$3,500	
Roof	15%	2038	* *	2	\$600	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2031	\$17,500	2		
HW Heat Exchanger						
HTHW/HW	100%	2053	* *			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2038	* *	4	\$8,100	
Backflow Preventer	1000/	•••	de de		40.400	
Generic	100%	2038	* *	1	\$8,300	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	000/	TIPE	* *			
Geared Traction	90% Other Observation, Extent	LIFE				
	Location: Two Units From Penthouse, One Unit From Explanation: 4 Units	m 1st To 5th Floor, One		r To 6th	Floor And	
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent Location : One Unit Fron Explanation : 1 Unit		10%			
Fire Suppression	^					
Standpipe						
Generic	100%	2053	* *	1-5	\$68,000	
Sprinkler						
Generic	100%	2053	* *	1-2	\$37,800	
Fire Pump						
Generic	100%	2042	* *	1	\$25,200	
Chemical System						
Generic	100%	2031	\$16,700	1-3	\$80,900	
	Other Observation, Extent Location : Elevator Mach	_				
	Explanation: Fm-200 Fo R-102 For Kitchen Hood			tem		

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 20-Jan-2022 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 7061 Lot : 16 BIN : 3414199

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$13,400	\$800	_	\$4,800
Interior Architecture	\$2,400	\$8,200	\$8,100	\$300
Electrical	\$1,200	\$1,500	\$1,200	\$3,100
Mechanical	\$1,200	\$1,200	\$2,200	\$1,200
Site Enclosure	\$12,900			
Site Pavements	\$1,300			
Total	\$32,500	\$11,600	\$11,500	\$9,300
Importance Code A	\$14,100	\$1,400	\$700	\$5,500
Importance Code B	\$2,700	\$10,200	\$10,200	\$3,900
Importance Code C	\$15,700		\$700	
Total	\$32,500	\$11,600	\$11,500	\$9,300



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

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

HEALTH AND HOSPITALS CORP. - 819 IDA G. ISRAEL COMM HEALTH CENTER

Asset #: 14935

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1.50/	0.0	#4.200		* *	_	#1 000	
Concrete Masonry Unit			\$4,200	LIFE		5	\$1,900	
		ar Miss/Ei : Through	od, Extent : Light, . out	Area А <u></u> ЈЈ	естеа : 5%			
Masonry: Brick	70%			LIFE	* *	5	\$14,400	
Metal Panel	2%			2053	* *	5-10	\$2,800	
Stucco Cement	3%			2046	* *	5	\$1,500	
Window Wall	10%			2053	* *	5	\$7,700	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$800	
Metal Panel	5%			2053	* *	5	\$300	
Not Accessible	45%							
Roof	1000:	3.7	40.40	2020				
Modified Bitumen		Now	\$9,200	2038	**			
			xtent : Moderate, A	rea Affe	cted : 2%			
			ient Comfort Room		1000/			
			Extent : N/A, Area A	ffected :	100%			
	Location	-			. 01 1 1			
G. CC.	Explanal	non : Roof	Inaccessible, Build	ing Engi	neer Observe Leak			
Soffits Metal Panel	100%			2053	* *	5-10		
Interior	10070			2033		3-10		
Floors								
Cast in Place Concrete	1%			LIFE	* *	5	\$500	
Ceramic Tile	67%			2042	* *	5	\$14,800	
Sheet Vinyl/Rubber	2%			2038	* *	5	\$700	
Vinyl Tile	30%			2038	* *	3	\$2,500	
Interior Walls	2070						\$ 2 ,200	
Ceramic Tile	5%			2042	* *	5	\$1,400	
Gypsum Board	77%			LIFE	* *	5	\$13,200	
Gypsum Board	18%	Now	\$1,500	LIFE	* *	5	\$3,100	
J 1			Extent : Light, Are		ed : 5%		+-,	
			Comfort Room					
Ceilings								
AcousTileSusp.Lay-In	13%	Now	\$1,000	2046	* *	5	\$1,400	
1 3			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Patient (Comfort Room					
AcousTileSusp.Lay-In	67%			2046	* *	5	\$14,700	
Gypsum Board	20%			LIFE	* *	5	\$5,500	
Site Enclosure	2070						Ψυ,υσο	
Fence/Gates								
Chain Link	100%	Now	\$12,900	2053	* *			
	Impact Da	mage, Exte	ent : Moderate, Are		ed : 25%			
	~	: Along D						
Retaining Walls			<u> </u>					
Cast in Place Concrete	100%			2068	* *			
Site Pavements								

Site Pavements

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,300	2046	* *			
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	: Stairs						
Parking/Driveway								
Asphalt	95%			2042	* *			
Cast in Place Concrete	5%			2046	* *			

Electrical	Current R	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2053	* *	5	\$100	
	Other Observation, E.		fected :	100%			
	Location : Electrica						
	Explanation: Main	Service Disconnect	Switch	Rated At 1,200 An	iperes.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2053	* *	5	\$400	
Raceway							
Conduit	100%		2053	* *	1		
Panelboards							
Molded Case Bkrs	100%		2049	* *	5	\$400	
Wiring							
Thermoplastic	100%		2053	* *	1		
Motor Controllers							
Locally Mounted	100%		2046	* *	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
LED	100%		2038	* *			
Egress Lighting							
Emergency, Battery	50%		2038	* *	10	\$1,600	
Exit, LED	50%		2061	* *	1		
Exterior Lighting							
HID	30%		2038	* *	10		
No Component	70%						
Alarm							

Alarm

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

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

HEALTH AND HOSPITALS CORP. - 819 IDA G. ISRAEL COMM HEALTH CENTER

Asset #: 14935

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2038	* *	1	\$5,000	
	Other Observation, Extent: N/A,	Area Affected : 100%				
	Location: Hallways					
	Explanation : CCTV Surveillar	ice Cameras				
Fire/Smoke Detection	•					
Generic, Analog	100%	2038	* *	1-3	\$8,200	
, 8	Other Observation, Extent: N/A,	Area Affected : 100%			. ,	
	Location : Throughout The Bui	55				
	Explanation : Strobe Lights, M	O	larm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2059	* *	1		
Conversion Equipment						
Furnace	100%	2038	* *	1	\$6,600	
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location: Roof					
	Explanation: 5 Rooftop Package Un	nits				
Air Conditioning						
Energy Source						
Electricity	100%	2055	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2038	* *	2	\$800	
Heating/Cooling						
	R-410a Refrigerant, Extent : Light, Ai	rea Affected	d: 100%			
	Location: 5 Units, Roof					
Distribution						
Not Accessible	100%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,400	
Exhaust Fans					. , ,	
Roof	100%	2038	* *	2	\$400	
Plumbing	·				<u> </u>	
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater With Tanks	·					
Not Accessible	100%					
1.0011000001010	Other Observation, Extent : N/A, Area	a Affected :	0%			
	Location : Ceiling	33 • •				
	Explanation : Multiple Electric 10 (Gallon Unit	s Not Accessible			
	Supramuon . Intimple Breen te 10 C		5. 1.51 11000551010			-

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

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

HEALTH AND HOSPITALS CORP. - 819 IDA G. ISRAEL COMM HEALTH CENTER

Asset #: 14935

Mechanical	Current Re	epair Fu	uture Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye		imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%	LI	FE	* *	1		
Storm Drain Piping							
Cast Iron	100%	LI	FE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%	20	53	* *	1-2	\$3,700	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 06-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2025 - 2028	FY 2029 - 2034	
Exterior Architecture	\$305,100	\$94,900	
Interior Architecture		\$266,400	
Electrical	\$120,900		
Mechanical	\$967,400	\$8,943,200	
Total	\$1,393,300	\$9,304,500	
Importance Code A	\$305,100	\$94,900	
Importance Code B	\$1,088,200	\$9,077,600	
Importance Code C		\$132,100	
Total	\$1,393,300	\$9,304,500	

Total	\$128,700	\$150,800	\$131,800	\$174.300
Importance Code C	\$22,700		\$7,100	
Importance Code B	\$106,000	\$134,200	\$124,700	\$90,800
Importance Code A		\$16,600		\$83,600
Total	\$128,700	\$150,800	\$131,800	\$174,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Site Pavements	\$22,700			
Mechanical	\$69,700	\$39,700	\$78,500	\$52,500
Electrical	\$21,500	\$25,600	\$26,400	\$23,700
Interior Architecture		\$56,100	\$12,000	
Exterior Architecture		\$14,600		\$83,300
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 14211

Architecture	Current Repair		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	35%			LIFE	* *	5	\$35,400	
Masonry: Granite	5%			LIFE	* *	5	\$3,800	
Masonry: Limestone	5%			LIFE	* *	5	\$3,800	
Metal/Glass Curt Wall	50%	2-4	\$305,100	LIFE	* *	5	\$94,900	
	Water Per	etration, E.	xtent : Light, Area	4ffected	: 2%			
	Location	ı : Atrium F	Roof Glazing - leaki	ng From	4 Panels			
Metal Panel	5%			2053	* *	5-10	\$34,800	
Windows								
Metal Louvers	100%			2042	* *	10	\$9,000	
Parapets								
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%			2046	* *	5-10	\$8,700	
Roof								
IRMA/Protected	35%			2038	* *	10	\$20,900	
Membrane								
Single Ply Membrane	65%			2038	* *	10	\$38,900	
Soffits								
Metal Panel	50%			2053	* *	5-10	\$51,400	
Stucco Cement	50%			2046	* *	5	\$18,700	
	_	Crumbling, 1 : Main En	Extent : Light, Are trance	a Affecte	ed : 2%			
nterior								
Floors	100/			LIEE	* *	_	¢42 100	
Cast in Place Concrete	10%			LIFE	* *	5	\$43,100	
Ceramic Tile	5%			2042	* *	5 5	\$9,900	
Terrazzo	10%	·C	Fortant Liels An	LIFE		5	\$15,400	
		Crumbung, 1 : Atrium	Extent : Light, Are	а Ајјест	2a : 2%			
7.7' 1.7D'1				2020	* *		Φ.Σ.Σ. Σ.Ο.Ο.	
Vinyl Tile	75%			2038	* *	3	\$55,500	
		ded, Extent 1 : Basemer	: Light, Area Affec nt Floor	ted : 2%				
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *			
Ceramic Tile	5%			2042	* *	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	* *	5	+00, = 00	

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

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

Asset #: 14211

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%			2046	* *	5	\$75,200	
	Staining/Di	iscoloring,	Extent : Light, Are	ea Affecte	ed : 2%			
	Location	: Basemen	t					
Gypsum Board	50%			LIFE	* *	5	\$134,300	
Metal Panel	15%			LIFE	* *	5	\$40,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$22,700	2046	* *			
	Cracking/C	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Through	out					
Parking/Driveway								
Asphalt	100%			2042	* *			

lectrical	Current Repair		Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2053	* *	5	\$600	
	Other Observation	on, Extent : N/A, Area A	lffected :	100%			
	Location : Elec	trical Room Basement					
	Explanation : T	wo 2,000 Ampere Main	n Disconi	nect Switches			
Transformers							
Dry Type	100%		2046	* *	5	\$500	
	Other Observation	on, Extent : N/A, Area A	Iffected :	100%			
	Location : Elec	trical Room Basement					
	Explanation : T	wo 112.5 And Two 225	Kilovolt	-ampere			
Switchgear / Switchboard							
Fused Disc Sw	100%		2053	* *	5	\$600	
Raceway							
Conduit	100%		2053	* *	1		
Panelboards							
Fused Disc Sw	10%		2049	* *	5	\$300	
Molded Case Bkrs	90%		2049	* *	5	\$3,100	
Wiring							
Thermoplastic	100%		2053	* *	1		
Motor Controllers							
Locally Mounted	30%		2046	* *	5	\$300	
Motor Control Center	70%		2046	* *	5	\$2,500	
ound							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,900	
and-by Power							
Transfer Switches							
Automatic	100%		2046	* *	1	\$40,500	

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

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

Asset #: 14211

Electrical	Current Repair	Future Re	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
tand-by Power									
Generators									
Diesel	100%	2042	* *	1	\$51,000				
	Other Observation, Extent: N/A, A		6						
	Location: Generator Room Base								
D. #	Explanation : One 500 Kilovolt-a	mpere							
Batteries Lead/Acid	100%	2027	\$2,500	5	\$4,900				
Fuel Storage	10070	2027	\$2,300		\$4,900				
Day Tank	100%	2049	* *	5					
Day Tank			6	3					
	Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room Basement								
	Explanation: One 550 Gallons								
ighting	•								
Interior Lighting									
Fluorescent	70%	2038	* *	10	\$84,600				
	T-8 Lamps And Fixtures, Extent : L	ight, Area Affected	: 100%						
	Location : Throughout								
Fluorescent	25%	2038	* *	10	\$30,200				
	T-5 Lamps And Fixtures, Extent : L Location : Throughout The Build		: 100%						
Fluorescent	5%	2038	* *	10	\$6,000				
	Compact Fluorescent Light, Extent Location : Throughout The Build		ted : 100%						
Egress Lighting									
Emergency, Service	55%	2038	* *	1					
Emergency, Battery	5%	2038	* *	10	\$1,600				
Exit, LED	35%	2061	* *	1					
Exit, Service	5%	2038	* *	1					
Exterior Lighting	2007								
HID	30%	2038	**	10	\$100				
	Other Observation, Extent : N/A, A Location : Outside		6						
	Explanation: Controlled Via Pho	tocell							
No Component	70%								
Alarm									
Security System									
Generic	100%	2038	* *	1	\$49,200				
Fire/Smoke Detection Generic, Digital	100%	2038	* *	1-3	\$81,200				

Mechanical			Futu	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 14211

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2043	* *	1		
	Other Observation, I Location: Through Explanation: Cam	out					
Conversion Equipment	Explanation . Cam	риз Steam 1 тот Ац	уисені Бі	anding 1.			
Heat Exchanger, Shell & Tube	50%		2036	* *			
	Other Observation, I Location : Sub-bas	ement					
	Explanation : Prov	ides Hot Water Raa					
Pres. Reducing Valve/LP Steam	50%		2036	* *	5	\$3,900	
Distribution Hot Wtr Piping/Pump	100% Other Observation, I Location: Building		2041 Iffected :	**	4	\$9,700	
	Explanation : Servi		Building	1			
Terminal Devices	. _T						
Air Handler	50% Other Observation, I Location: Fifth Flo Explanation: See A	oor Mechanical Ro		\$1,267,700 100%	1	\$40,700	
Fan Coil Unit/Heat	50% Other Observation, I Location: Through Explanation: Rehe	Extent : Light, Area	2033 Affected	\$1,670,200 : 100%	1	\$21,300	
Controls	•	•					
Digital	25%		2028	\$967,400			
Pneumatic	75%		2031	\$1,952,900			
Air Conditioning							
Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	95% R-134a Refrigerant, Location: 2 Units	_	00		1	\$135,500	
Split Unit	5%		2033	\$160,000			
Distribution CW & CHW Wtr Pipe/Pump	100%		2043	**	4	\$6,500	
Terminal Devices Air Handler/Cool/Ht	100%		2033	\$2,614,300	1	\$81,500	

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

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

Asset #: 14211

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Water Cooling Tower	100% Other Observation, Extent : N/A, Area Location : Roof Explanation : Located On Roof Of A	••		2	\$132,600	
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$73,500	
Exhaust Fans Interior	100%	2033	\$597,600	2	\$4,000	
Plumbing	10070	2033	Ψ257,000		ψ 1,000	
H/C Water Piping Brass/Copper	100%	2043	* *	1		
HW Heat Exchanger HTHW/HW	100% Other Observation, Extent : N/A, Area Location : Basement	•				
G : D: :	Explanation: 2 Units With 750 Gala	lon Storage. Pui	nps Located I	n Buildin	g 1.	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Other Observation, Extent: N/A, Area Location: Basement Explanation: Duplex Unit	2033 a Affected : 100	\$27,000	4	\$4,200	
Fixtures Generic	100%					
Vertical Transport						
Elevators Geared Traction	100% Other Observation, Extent: N/A, Area Location: 1st Floor To 4th Floor Explanation: 3 Units	LIFE a Affected : 100	**			
Fire Suppression						
Standpipe Generic	100%	2053	* *	1-5	\$66,400	
Sprinkler Generic	100%	2053	* *	1-2	\$36,900	
Fire Pump Generic	100%	2036	* *	1	\$24,600	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA

Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 20-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2102971

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,803,900	\$847,000
Interior Architecture	\$740,900	
Mechanical	\$303,100	\$640,400
Site Pavements	\$59,700	
Total	\$3,907,600	\$1,487,400
Importance Code A	\$2,803,900	\$847,000
Importance Code B	\$1,044,000	\$640,400
Importance Code C	\$59,700	
Total	\$3,907,600	\$1,487,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$52,500	\$800		
Interior Architecture	\$155,400	\$1,100	\$1,400	\$12,900
Electrical	\$15,000	\$4,400	\$1,600	\$31,600
Mechanical	\$7,200	\$1,800	\$2,800	\$1,900
Site Pavements	\$21,400			
Total	\$251,600	\$8,100	\$5,800	\$46,400
Importance Code A	\$52,500	\$800		\$200
Importance Code B	\$169,000	\$7,300	\$5,800	\$46,300
Importance Code C	\$30,000			
Total	\$251,600	\$8,100	\$5,800	\$46,400



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

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

Asset #:82

rchitecture	Cu	rent Re	pair	Futur	e Replacement	М	aintenance			
ystem Component Type		Date E ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Exterior Walls										
Glazed Ceramic Panel	5%			LIFE	* *	5	\$13,000			
Masonry: Brick	80% No		\$1,498,100	LIFE	* *	5	\$44,500			
			Moderate, Area	Affected .	10%					
	Location: Th	_								
		Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50%								
		Location: Stage Wall								
	-	Misaligned/Bulging, Extent: Light, Area Affected: 5%								
		Location : Rotunda Wall At Flat Roof Level Water Penetration, Extent : Moderate, Area Affected : 5%								
	Water Penetrat Location : Sta		ent : Moderate, A	rea Affec	cted: 5%					
Masonry: Limestone	10% No	ow	\$223,900	LIFE	* *	5	\$4,200			
	_	_	xtent : Moderate	, Area Aj	fected : 5%					
	Location : Fr									
				ate, Area	Affected : 10%					
	Location : Fr									
			Moderate, Area A	Iffected :	5%					
	Location : Fr	ont Faca	ıde							
Window Wall	5% No		\$8,600	2053	* *	5	\$5,200			
	Caulking Deter Location : Mo		Extent : Modera unce	te, Area	Affected : 15%					
Windows										
Aluminum	100%			2041	* *	5	\$1,700			
Parapets										
Masonry: Brick	65% No		\$104,900	LIFE	* *	5	\$4,100	1		
	Horizontal Cra Location : Th		ent : Moderate, A t	Irea Affe	cted : 25%					
		-	, Extent : Severe	. Area At	fected : 100%					
	Location : Flo			, ,,	,					
	Spalling, Exten	t : Light,	Area Affected :	10%						
	Location : Flo									
Metal Rail	10% 0-	.2	\$2,100	2046	* *	5	\$4,400			
Wietar Ftan			ent : Light, Area		: 2%	5	ψ1,100			
	Location : Flo		-	33						
		-	s Separated At S	olid Cor	ner Joint.					
Pre-Cast Concrete	25% No		\$6,500	LIFE	* *	5	\$9,800	1		
			ts, Extent : Ligh		ffected : 5%	-	Ψ,,000	-		
	Location : Co		_	J	-					
			Extent : Severe,	Area Affa	ected : 100%					
	Location : Co			55						

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

chitecture	Current Repair	Future Replacement	M	aintenance						
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit					
erior										
Roof										
Single Ply Membrane	94% Now \$508,200	2033 \$847,000								
	Debris Present, Extent: Light, Area Affe	ected : 10%								
	Location: Flat Roof Area	W . 1 200/								
	Drains Clogged, Extent: Light, Area Afj	fected: 20%								
	Location: Curved Flat Roof.	1 ACC4-J. 50/								
	Water Penetration, Extent : Moderate, A Location : Auditorium, Mechanical Ro	50								
01 11 1 25 1/01										
Skylight, Metal/Glass	6% Now \$370,700	2043								
	Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Lantern Located On Flat Roof									
	Location : Lantern Locatea On Flat Rooj Glazing Clouded, Extent : Severe, Area Affected : 100%									
	Location: Lantern Located On Flat Roof									
	Thermally Inefficient, Extent: Severe, A									
	Location: Lantern Located On Flat Ro									
	Other Observation, Extent : Severe, Area	•								
	Location : Lantern Located On Flat Ro	**								
	Explanation: Glazing Joints Missing/	•								
Soffits	, 3									
Cast in Place Concrete	75% Now \$98,100	LIFE **	5	\$20,300						
	Cracking/Crumbling, Extent : Moderate	, Area Affected : 10%								
	Location: Main Entrance									
	Paint Peeling, Extent : Light, Area Affec	eted : 15%								
	Location: Main Entrance									
	Spalling, Extent : Moderate, Area Affect	ed : 5%								
	Location: Main Entrance	100 1 50/								
	Other Observation, Extent: Severe, Area Affected: 5%									
	Location: Adjacent To Main Entry									
	Explanation: Temporary Supports Add Support Have Moved From Settlement Grade									
Masonry: Limestone	25% Now \$35,300	LIFE **	5	\$1,000						
•	Cracking/Crumbling, Extent: Moderate									
	Location: Throughout									
	Other Observation, Extent : Moderate, Area Affected : 5%									
	Location: Main Entrance									
	Explanation: Being Supported By Woo	od Bracing								

Interior

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

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

Asset #: 82

chitecture	Current I	Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors Carpet	45% Now Staining/Discoloring, Location: At Front Water Penetration, E	Of Stage			3	\$38,700	
	Location : Auditori		00		bove		
Cast in Place Concrete	5% 0-2 Horizontal Cracks, E Location : Through	\$12,500 Extent : Moderate, 2	LIFE	* *	5	\$6,300	
Ceramic Tile	5%		2042	* *	5	\$2,900	
Terrazzo	15% 2-4 Horizontal Cracks, E Location: Various . Worn/Eroded, Extent Location: Various .	Locations : Moderate, Area A			5	\$6,700	
Vinyl Tile	15%		2038	* *	3	\$3,200	
Wood	15% Now Deflection Evident, E Location: At Locat Water Penetration, E. Location: At Varion	ions Of Past Water xtent : Moderate, A	· Leaks Fr 1rea Affec	om Roofs ted : 20%	5 ove	\$8,100	
Interior Walls				<u> </u>			
Concrete Masonry Unit	15%		LIFE	* *	5	\$2,300	
Glass: Single Pane	5%		LIFE	* *	5	\$1,500	
Masonry: Brick	55% Staining/Discoloring, Location : Auditoria	_	LIFE ea Affecte				
Mosaic Tile	2%		LIFE	* *			
Plaster	18% Now Staining/Discoloring, Location: Mens Dr	-	LIFE ea Affecte	* * d : 5%	5	\$2,100	
Wood	5%		LIFE	* *	5	\$7,700	
Ceilings							
Exposed Struc: Concrete	e 20% Now Paint Peeling, Extent Location : Breezew		00		5	\$1,800	
Plaster	80% Now Loose/Delam Surface Location: Back To Paint Peeling, Extent Location: At Various Patching Evident, Ex Location: Various Water Penetration, E. Location: Various	Middle Ceiling Ard : Moderate, Area us Locations Of Pa tent : Moderate, Al Locations xtent : Moderate, A	ea Affected : ist Water I rea Affect	20% Penetration ed : 20%	5	\$28,600	

Site Enclosure

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

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

Asset #: 82

Architecture	Current Repair Future Replacen			e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Chain Link	100%		2053	* *			
Free Standing Walls							
Concrete Masonry Unit	100%		2053	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100% Now	\$21,400	2046	* *			
	Cracking/Crumbling,	-		ed : 10%			
	Location : Through	out - Exterior Patio)				
	Misaligned/Bulging,		Area Aff	fected : 20%			
	Location: Various I	Locations					
	Spalling, Extent : Mo	derate, Area Affect	ed : 20%	Ó			
	Location : Various I	Locations					
Parking/Driveway							
Asphalt	100% Now	\$59,700	2042	* *			
	Cracking/Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 10%			
	Location: At Rear						
	Ponding, Extent: Mo	derate, Area Affeci	ted : 5%				
	Location : Through	out					
	Potholes, Extent : Mo	derate, Area Affec	ted : 5%				
	Location : Through	out					
	Other Observation, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location : Rear Nea						
	Explanation : Loose	Steel Plate Over I	Excavatio	on.			

ectrical		Current Rep	air	Futur	Future Replacement		aintenance		
tem Component Type	, , , , , , ,	ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ler 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2033	\$44,300	5	\$300		
	Other Observ	vation, Exte	nt : N/A, Area A	ffected :	100%				
	Location:	1st Floor E	lectrical Closet						
	Explanation	n : One 400	Ampere Main L	Disconne	ect Switch Fed Fron	n Buildin	g 4		
Switchgear / Switchboard									
Molded Case Bkrs	100%			2033	\$44,300	5	\$300		
Raceway									
Conduit	100%			2033	\$37,600	1			
Panelboards									
Molded Case Bkrs	100%			2032	\$20,400	5	\$300		
Wiring									
Braided Cloth	40%	2-4	\$13,600	2058	* *	1			
	Insulation Ag	ged, Extent	: Light, Area Aff	ected : 1	100%				
	Location:	Throughout	The Building						
Thermoplastic	60%			2033	\$20,400	1			

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

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

Asset #:82

Electrical	Current Rep	air Futur	e Replacement	М		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Motor Controllers						
Locally Mounted	80%	2031	\$39,100	5	\$100	
Variable Frequency	20%	2038	* *			
Drive						
Ground						
Grounding Devices	100%	LIFE	* *	5	\$200	
Generic	100%	LIFE		3	\$200	
Stand-by Power Transfer Switches						
Automatic	100%	2038	* *	1	\$3,500	
Generators	10070	2030		1	Ψ5,500	
Diesel	100%	2036	* *	1	\$4,400	
2.0001	Other Observation, Exter		100%	-	Ψ.,	
	Location : Outside Gen					
	Explanation : One 250	Kilowatts - Not In Use				
Batteries	•					
Lead/Acid	100%	2026	\$2,500	5	\$400	
Fuel Storage						
Day Tank	100%	2041	* *	5		
	Other Observation, Exten		100%			
	Location : Generator R					
·	Explanation : One 200	Gallons				
Lighting						
Interior Lighting	100/	2020	* *	10	¢1.000	
Fluorescent	10% T-8 Lamps And Fixtures,	2038	• •	10	\$1,000	
	Location : First Floor	Extent . Light, Area Ajjo	естей . 100%			
El		2028	¢12 000	10	¢1 000	
Fluorescent	10% T-12 Lamps And Fixtures		\$13,000	10	\$1,000	
	Location : Throughout		jeciea . 100%			
LED			* *			
LED	80%	2038				
Egress Lighting Emergency, Service	45%	2033	\$3,200	1		
Emergency, Service	10%	2038	\$5,200 * *	1		
Emergency, Battery	5%	2033	\$1,000	10	\$100	
Exit, Service	30%	2028	\$1,000	10	Ψ100	
Exit, Service	10%	2038	**	1		
Exterior Lighting	20,0	2030				
HID	25%	2028	\$13,600	10		
No Component	75%	0	,	-		
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$7,000	

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

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

Asset #:82

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Plant Campus Steam / PRV	100%		2033	\$1,600	1		
	Other Observation, I Location: Baseme						
Conversion Equipment	Expranation . Serv	ice i rovided i rom i	Juliang	·			
Heat Exchanger, Shell & Tube	40%		2029	\$19,900			
Pres. Reducing Valve/LP Steam	60%		2029	\$4,200	5	\$400	
Distribution							
Hot Wtr Piping/Pump	40%		2032	\$10,200	4	\$200	
Central Plant Steam Piping/Pmp	60%		2033	\$196,700	4	\$500	
Terminal Devices	•••	A.	2012	* *		0.1. 7 .0.0	
Air Handler	23% 0-2 On Extended Life, E. Location: 1st Floo		2043 Affected		1	\$1,500	
	Other Observation, I Location : Above F Explanation : Serv	First Floor Ceiling	ffected :	100%			
Air Handler	37% Recent Installation, Location: Mechan		2038 Iffected :	**	1	\$2,600	
	Other Observation, I Location : Mechan Explanation : Serv	ical Room	ffected :	100%			
Convector/Radiator	40%		2031	\$38,100	1	\$1,500	
Controls				*		•	
Digital	25%		2028	\$83,700			
Pneumatic	75%		2027	\$169,000			
Air Conditioning							
Energy Source	1000/		2041	* *	1		
Electricity Conversion Equipment	100%		2041		1		
Centrifugal, Elec Chiller	100% Other Observation, I		2029 ffected :	\$237,700 100%	1	\$12,300	
	Location : Outdoor	rs xaged Air Cooled Cl	hillor				
Distribution	Explanation : Pack	agea Air Cooied Ci	uuer				
CW & CHW Wtr Pipe/Pump	100%		2033	\$18,800	4	\$800	

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

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

C	Current Repair		e Replacement	M	aintenance			
		Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Other Observ	vation, Extent : N/A, A	rea Affected :	0%					
Location : 1	Location Observed							
Explanation	n : See Under Heating							
80%								
Other Observation, Extent: N/A, Area Affected: 0%								
Location: Location Observed								
Explanation	n : See Under Heating							
100%		LIFE	* *	2-5	\$6,400			
80%		2033	\$41,400	2	\$300			
20% 1	Now \$4,5	500 2043	* *	2	\$100			
100%		2033	\$149,700	1				
100%		2033	\$56,400	4	\$1,700			
			,, -		7 7: - 2			
100%		LIFE	* *	1				
100%		LIFE	* *	1				
20070								
100%								
	20% Other Observatories Location: A Explanation 80% Other Observatories Location: A Explanation 100% 80% 20% Broken, Extention: B 100% 100% 100%	% of Fail Date Estimated (Total (Years)) 20% Other Observation, Extent: N/A, A Location: Location Observed Explanation: See Under Heating 80% Other Observation, Extent: N/A, A Location: Location Observed Explanation: See Under Heating 100% 80% 20% Now \$4,5 Broken, Extent: Severe, Area Affect Location: Roof 100% 100% 100%	20% Other Observation, Extent: N/A, Area Affected: Location: Location Observed Explanation: See Under Heating 80% Other Observation, Extent: N/A, Area Affected: Location: Location Observed Explanation: See Under Heating 100% LIFE 80% 2033 20% Now \$4,500 2043 Broken, Extent: Severe, Area Affected: 100% Location: Roof 100% 2033 100% 2033	20% Other Observation, Extent: N/A, Area Affected: 0% Location: Location Observed Explanation: See Under Heating 80% Other Observation, Extent: N/A, Area Affected: 0% Location: Location Observed Explanation: See Under Heating 100% LIFE ** 80% 2033 \$41,400 20% Now \$4,500 2043 ** Broken, Extent: Severe, Area Affected: 100% Location: Roof 100% 2033 \$149,700 100% LIFE ** 100% LIFE **	Year Estimated Cost Year FY Cycle (Yrs)	20% Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs)		

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1
Address : 1400 PELHAM PARKWAY SOUTH AND EASTCHESTER RD.
Borough : BRONX Agency's Number : N/A

Area Sq Ft : 737,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 06-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,6,7,12,13,Ph

Block : 4205 Lot : 1 BIN : 2097550

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$11,491,800	\$637,100
Interior Architecture	\$10,292,600	\$20,977,600
Electrical	\$1,725,000	\$14,950,400
Mechanical	\$26,142,300	\$36,930,700
Site Pavements	\$201,200	
Total	\$49,853,000	\$73,495,800
Importance Code A	\$11,491,800	\$1,057,400
Importance Code B	\$36,535,600	\$72,207,200
Importance Code C	\$1,825,500	\$231,300
Total	\$49,853,000	\$73,495,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,500	\$11,800		
Interior Architecture	\$36,800		\$29,600	\$102,000
Electrical	\$154,300	\$129,200	\$148,200	\$158,900
Mechanical	\$318,000	\$148,700	\$340,800	\$170,100
Site Enclosure	\$21,500			
Site Pavements	\$19,300			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$727,700	\$427,800	\$656,800	\$569,100
Importance Code A	\$39,500	\$11,800		\$1,600
Importance Code B	\$647,300	\$416,100	\$627,200	\$567,500
Importance Code C	\$40,800		\$29,600	
Total	\$727,700	\$427,800	\$656,800	\$569,100



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

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

Asset #: 55

ystem Component Type kterior		Estimated Cost					
tarior	Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Walls							
	93% Now Broken/Missing Elem Location: Through Diagonal Cracks, Ex Location: Through Joint Mortar Miss/En Location: Through Patching Evident, Ex Location: Through Caulking Deteriorate Location: Through Spalling, Extent: Mo Location: Through Staining/Discoloring, Location: Through Other Observation, E Location: Through	out tent : Light, Area A out rod, Extent : Moder out tent : Moderate, Ar out rd, Extent : Modera out out derate, Area Affect out , Extent : Moderate out cut Extent : Moderate	ffected : ate, Area rea Affect te, Area ed : 15%	5% Affected: 20% ted: 30% Affected: 5% Gected: 10%	5	\$496,500	
	Explanation : Linte	l Erosion Is From V	Vindow A	Air Conditioning U	nit Cond	ensation.	
Masonry: Granite Metal Panel	5% 2% 0-2 Deformed/Dented, Ex Location: Rear En	-	LIFE 2053 Affected :	* * * * * * *	5 5	\$20,000 \$20,000	
Windows							
Aluminum	100%		2041	* *	5	\$281,300	
Parapets Masonry: Brick	85% Now Cracking/Crumbling, Location: Through Spalling, Extent: Mo Location: Through	out derate, Area Affect			5	\$44,300	
	10% Now Broken/Missing Elem Location: Through Joint Mortar Miss/En Location: 12th Flo Staining/Discoloring, Location: Through	out od, Extent : Moder or Roof Parapet , Extent : Severe, A	ate, Area	Affected : 30%	5	\$6,600	
Metal: Cage/Fence	5%		2046	* *	5-10	\$20,200	

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

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

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

Architecture	Current Repair	Future Replacement	Maintenance						
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	st Priority					
xterior									
Roof IRMA/Protected Membrane	15% 0-2 \$106,400	2038 **							
	Drains Clogged, Extent : Moderate, A Location : Throughout	-							
	Loose/Delam Surface, Extent : Moder Location : Throughout	ate, Area Affected : 10%							
Modified Bitumen	85% Now \$1,671,900 Blisters, Extent : Moderate, Area Affect Location : Above 14th Floor			1					
	Broken/Missing Elements, Extent : Mo Location : 12th Floor Roof	oderate, Area Affected : 5%							
	Drains Clogged, Extent : Moderate, A Location : Throughout	rea Affected : 10%							
	Miss/Damaged Flashings, Extent: Moderate, Area Affected: 5% Location: 12th Floor Roof								
	Ponding, Extent: Moderate, Area Affected: 10% Location: Throughout								
	Water Penetration, Extent: Severe, Area Affected: 25% Location: 1st Floor- North East Corner, 4th Floor, 5th Floor, 6th Floor- North East Corner 8th Floor, 9th Floor								
	Other Observation, Extent : Moderate Location : Sagging And Compressio								
g 00°.	Explanation : Compressive Failure								
Soffits Cast in Place Concrete	75% 0-2 \$16,900 Cracking/Crumbling, Extent : Modera		5 \$27,900	0					
Stucco Cement	Location: Throughout 25% Now \$8,200 Cracking/Crumbling, Extent: Modera Location: Emergency Entrance		5 \$2,300	0					

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

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

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

Architecture	Current	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	10% Now Broken/Missing Elen Location: Sub-bas Paint Peeling, Exten Location: Sub-bas	ement t : Severe, Area Affe			5	\$237,900	
Ceramic Tile	5% 2-4 Worn/Eroded, Extent Location: Through		2042 ted : 10%	* *	5	\$27,200	
Quarry Tile	5% 0-2 Cracking/Crumbling Location: Kitchen	\$81,800 , Extent : Light, Are	2046 ea Affecte	* * d : 5%	5	\$40,800	
Terrazzo	5% 2-4 Cracking/Crumbling Location: Various		LIFE a Affecte	* * d : 2%	5	\$42,500	
Vinyl Tile	65% Now Cracking/Crumbling Location: Through Patching Evident, Ex Location: Through Uneven Substrate, Ex Location: 1st Floo	out stent : Moderate, Ar out xtent : Moderate, Ar	ea Affect	ed : 25%	3	\$265,100	
Vinyl Tile 9" X 9"	10% 0-2 Worn/Eroded, Extent Location : Through		2038 Iffected :	**	3	\$40,800	

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

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

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

Architecture		Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	5%		\$92,200	LIFE	* *				
	Diagonal Cracks, Extent : Moderate, Area Affected : 2% Location : Sub- Basement Foundation								
	00		: Moderate, Area	Affected	: 2%				
		n : Sub-base							
			xtent : Moderate, A	Area Affe	cted : 2%				
		n : Sub- Bas	ement						
Ceramic Tile	5%			2042	* *	5	\$59,300		
Concrete Masonry Unit	5%			LIFE	* *	5	\$23,700		
	_	_	Extent: Moderate	e, Area A	ffected : 5%				
	Location	n : Mechani							
Gypsum Board	10%		\$169,700	LIFE	* *	5	\$71,200		
	Paint Peeling, Extent : Moderate, Area Affected : 10%								
		n : Through							
		•	amage, Extent : M	oderate, .	Area Affected : 10	%			
	Location	n : Through	out						
Marble Panels	5%			LIFE	* *				
Plaster	45%			LIFE	* *	5	\$160,100		
SGFT/Glazed Masonry	25%		\$1,362,400	LIFE	* *				
	Diagonal Cracks, Extent: Moderate, Area Affected: 5%								
		n : Through							
			od, Extent : Moder		00				
	Location	n : At Windo	w Sills And Jambs	: - Throug	ghout				

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

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

Asset #: 55

Architecture	Current Repair		Futu	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	00/		Ф1.4 7 .000	2020	* *	_	Ф42.500	
AcousTileSusp.Lay-In	Location Staining/I	lissing Elen n : Through	, Extent : Severe, A		ea Affected : 15%	5	\$43,500	
AcousTileSusp.Lay-In	37%)		2053	* *	5	\$402,400	
Exposed Struc: Concrete	10%	,)	tent : Moderate, Ai	LIFE	**	5	\$17,000	
	Location Paint Pee Location Patching	n : Basemen eling, Exten n : Through Evident, Ex	nt And Sub-baseme t : Light, Area Affec tout Mechanical Ro tent : Moderate, A tout Basement And	nt Levels cted : 209 coms rea Affec	% ted : 30%			
Metal Panel	Broken/M	_	\$36,800 nents, Extent : Seve ncy Generator Room		* * Affected : 75%	5	\$68,000	
Plaster	Cracking, Location Patching Location Water Pen	n : Through Evident, Ex n : Through	ctent : Light, Area A cout Extent : Moderate, A	Iffected :	15%	5	\$271,900	
Site Enclosure								
Free Standing Walls Masonry: Brick	Cracking, Location Spalling,	n : Through	oderate, Area Affect					
Masonry: Fieldstone	50%			2053	* *			
Retaining Walls	3070	•		2000				
Cast in Place Concrete	50%	,)		2068	* *			
Masonry: Brick	50%	<u> </u>		2053	* *			
Site Pavements								
On-Site Walkways								
Asphalt	15%		.	2036	* *			
Cast in Place Concrete			\$19,300 , Extent : Moderate out	2046 e, Area Aj	* * ffected : 10%			

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

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

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

Asset #: 55

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

Site Pavements

Parking/Driveway

Asphalt 100% 0-2 \$201,200 2036 **

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

Location: Throughout

Ponding, Extent: Light, Area Affected: 10%

Location: Throughout

Potholes, Extent: Light, Area Affected: 5%

Location: Throughout

ectrical		Current R	epair	Future Replacement Maintenance			aintenance		
stem Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2033	\$196,600	5	\$3,200		
			tent : N/A, Area Ą	ffected :	100%				
			Room Basement						
			4,000 Ampere And	d Six 3,00	00 Ampere Main D	isconnec	t Switches For		
Transformers	a,b,c,d Se	rvices							
Dry Type	100%			2031	\$27,300	5	\$2,700		
Dry Type		rvation Ex	tent : N/A, Area A			3	\$2,700		
			Room Basement	уссиси.	10070				
				e Two 3	00 Kilovolt-ampere	One 22	15		
			112.5 Kilovolt-an		oo iiiovoii umpere	, One 22			
Switchgear / Switchboard		1		1					
Fused Disc Sw	50%			2033	\$432,100	5	\$1,600		
Molded Case Bkrs	50%			2033	\$432,100	5	\$9,700		
Raceway									
Conduit	90%			2033	\$840,500	1			
Conduit	10%			2053	* *	1			
Panelboards									
Fused Disc Sw	5%			2049	* *	5	\$800		
Fused Disc Sw	10%			2032	\$98,000	5	\$1,700		
Molded Case Bkrs	5%			2049	* *	5	\$1,000		
Molded Case Bkrs	80%			2032	\$783,600	5	\$15,500		
Wiring									
Braided Cloth	60%	2-4	\$834,100	2058	* *	1			
		0	t : Moderate, Are	00	ed : 100%				
		: Basement	, 1st Floor To Pen						
Thermoplastic	35%			2033	\$486,600	1			
Thermoplastic	5%			2053	* *	1			
Motor Controllers									
Locally Mounted	20%			2031		5	\$1,000		
Motor Control Center	80%			2031	\$1,428,600	5	\$16,100		

Ground

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

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

Asset #: 55

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	<u> </u>		LIFE	* *	5	\$10,800	
stand-by Power								
Transfer Switches								
Automatic	40%	ı		2046	* *	1	\$90,700	
Automatic	50%	ı		2031	\$53,400	1	\$113,400	
Manual	10%	<u> </u>		2033		5	\$300	
Generators								
Diesel	Corroded Location Other Obs Location	n : Basemen servation, E n : Generate	\$42,800 loderate, Area Affect at, Exhaust Manifol Extent: N/A, Area A or Room Basement 1250 Kilowatts	d		1	\$128,400	
Diesel	50%		1250 Illiowalls	2042	* *	1	\$142,700	
	Location	n : Generate	Extent : N/A, Area A or Room Basement 1000 Kilowatts	ffected :	100%			
Batteries								
Lead/Acid	50%			2027	\$1,300	5	\$13,700	
Lead/Acid	50%	·		2025	\$1,300	5	\$13,700	
Fuel Storage								
Day Tank	15% 2049 ** 5 Other Observation, Extent: N/A, Area Affected: 100% Location: Generator Room Basement Explanation: Two 275 Gallons							
Day Tank	Location	servation, E n : Generat	Extent : N/A, Area A or Room Basement 227 Gallons	2032 ffected :	\$3,900 100%	5		
Main Tank	Location	servation, E n : Fuel Sto	Extent : N/A, Area A rage Room Baseme 10,000 Gallons		**	5		

Lighting

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

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

Asset #: 55

Electrical	Current Re	pair	Future	Future Replacement Maintenance				
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting								
Fluorescent	25%		2033	\$2,825,900	10	\$166,600		
	Motion Sensors in Use,	_	rea Affect	ed : 50%				
	Location : Throughou							
	T-8 Lamps And Fixtures	-		cted: 100%				
	Location : From Base	ment To The 14th	Floor					
Fluorescent	25%		2033	\$2,825,900	10	\$166,600		
	T-12 Lamps And Fixture	_	Area Aff	ected : 100%				
	Location : Throughou	t						
Fluorescent	5%		2038	* *	10	\$33,300		
	Compact Fluorescent L							
	Location : Front Desk	And Elevator Lo	bby Fron	ı 1st To 14th Floo	r			
LED	45%		2038	* *				
	Other Observation, Ext	ent : N/A, Area Aj	ffected : 5	50%				
	Location : Throughou	t						
	Explanation: Occupa	ncy Sensors Obse	erved					
Egress Lighting								
Emergency, Service	20%		2028	\$91,500	1			
Emergency, Service	40%		2038	* *	1			
Exit, LED	5%		2061	* *	1			
Exit, Service	30%		2028	\$96,100	1			
Exit, Service	5%		2038	* *	1			
Exterior Lighting								
HID	20%		2028	\$703,200	10	\$500		
	Other Observation, Ext	ent : N/A, Area Aj	ffected : I	100%				
	Location: Roof							
	Explanation: Control	led Via Photocell						
LED	10%		2038	* *				
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%		2036	* *	5	\$3,100		
Alarm								
Security System								
Generic	100%		2033	\$1,414,600	1	\$275,300		
Fire/Smoke Detection								
Generic, Digital	100%		2033	\$1,943,800	1-3	\$454,200		
Generic, Digital	100%		2033	\$1,943,800	1-3	\$454,200		

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

Heating

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

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

Asset #: 55

Strimated Component Type	
Energy Source	Cost Priori
Energy Source	
Location : Sub-basement Explanation : Steam Provided From Adjacent Building 6	
Conversion Equipment	
Heat Exchanger, Shell & 25% 2036 *** Tube	
Location : Sub-basement Explanation : Provides Hot Water For Building 6	
Heat Exchanger, Shell & 25% 2036 *** Tube	
Tube	
Location : Sub-basement Explanation : Provides For Building 1 Heating And Domestic Water	
Pres. Reducing Valve/LP 50% 2029 \$223,600 5 \$21	
Distribution	
Hot Wtr Piping/Pump	500
Other Observation, Extent : Moderate, Area Affected : 100% Location : Various Locations Explanation : Leaks Reported From Radiator Piping In Walls.	
Central Plant Steam 69% 0-2 \$1,441,500 2033 \$14,414,900 4 \$24	100
Piping/Pmp	
Location : Piping In Sub-basement	700
Air Handler 25% 2033 \$3,495,200 1 \$112 Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Rooms Explanation : See Air Conditioning Convector/Radiator 30% 2031 \$1,822,500 1 \$70 Fan Coil Unit/Heat 20% 2028 \$3,684,000 1 \$46	
Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Rooms Explanation : See Air Conditioning Convector/Radiator 30% 2031 \$1,822,500 1 \$70 Fan Coil Unit/Heat 20% 2028 \$3,684,000 1 \$46	
Convector/Radiator 30% 2031 \$1,822,500 1 \$70 Fan Coil Unit/Heat 20% 2028 \$3,684,000 1 \$46	300
Fan Coil Unit/Heat 20% 2028 \$3,684,000 1 \$46	100
Other Observation, Extent: N/A, Area Affected: 100%	
Location: Throughout	
Explanation: Reheat Coils With A Small Number Of Unit Heaters In Mechanical Space	S
No Component 25% Other Observation, Extent: N/A, Area Affected: 0%	
Location : Explanation : See Air Conditioning	
Explanation : See Air Conditioning Controls	
Electrical 25% 2026 \$1,047,300	
Pneumatic 75% 2027 \$10,922,800	

Air Conditioning

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

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

Asset #: 55

Mechanical		Current	Repair	Futur	e Replacement	Replacement Maintena		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	80%			2049	* *	1		
Steam/HW System	20%	<u> </u>		2043	* *	1		
Conversion Equipment	• • • •			• • • •			0.1.7.7.0 00	
Absorption	20%	ı		2029	\$4,821,200	1	\$157,300	
Chiller/Steam/HW	D 124 D	-C.:	Entant Madanita	1 160	24-1.1000/			
			Extent : Moderate, se Mechanical Roo		ectea : 100%			
					. 1000/			
			Extent : Light, Area se Mechanical Roo		. 100%			
			se mechanical Roo sorption Chillers	m				
Contribucal Elea Chiller			\$908,900	2048	* *	1	¢1.41.500	
Centrifugal, Elec Chiller			\$908,900 Extent : Light, Area			1	\$141,500	
			Extent . Light, Ared ical Room On The '	00				
			Extent : Moderate, A					
			se Mechanical Roo		ciea . 10070			
			it Working At Redu		rcity			
Contributed FloorChiller			ii working At Keuu	2042	**	1	\$214.500	
Centrifugal, Elec Chiller			Entont N/A Anna A			1	\$314,500	
			Extent : N/A, Area A se Mechanical Roo		100/0			
		tion : 2 Un		<i>'''</i>				
Calit I Init	<u> </u>		11.5	2033	\$882,100			
Split Unit Window/Wall Unit	3% 15%			2033	\$422,200	1		
Distribution	1370			2028	\$422,200	1		
CW & CHW Wtr	60%			2043	* *	4	\$21,500	
Pipe/Pump	0070	l		2043		7	\$21,500	
No Component	40%							
Terminal Devices	1070	'						
Air Handler/Cool/Ht	16%	ı		2028	\$2,306,500	1	\$71,900	
Air Handler/Cool/Ht	22%			2028	\$3,171,400	1	\$98,900	
			tent : Moderate, Ai				, ,	
		-	oor Fan Room	55				
Air Handler/Cool/Ht	22%			2033	\$3,171,400	1	\$98,900	
7th Handien Cool III			tent : Light, Area A			1	Ψ20,200	
		n : Fan Roo	_	55				
No Component	40%							
Heat Rejection	70/0							
Water Cooling Tower	80%			2031	\$3,002,100	2	\$585,000	
No Component	20%			2031	Ψ5,002,100	2	Ψ202,000	
Ventilation	2070							
Distribution								
Ductwork/Diffusers	100%	ı		LIFE	* *	2-5	\$405,200	
	100/0						\$ 102,200	

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

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

Asset #: 55

Mechanical	Current F	Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							
Exhaust Fans	0.50/ 4:	Ф0 2 0 100	20.42	* *	2	#16000	
Interior	95% 4+ On Extended Life, Ex Location : Thirteen				2	\$16,900	
Roof	5%		2028	\$72,100	2	\$1,100	
lumbing							
H/C Water Piping Brass/Copper	100% 0-2 Leak Evident, Extent Location : Valves A				1		
HW Heat Exchanger							
Steam Fired	100% Other Observation, E Location: Sub-base Explanation: 2 Uni	ement			4 Gallon S	\$107,800 Storage Serves	
Sanitary Piping	Kitchen Only						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2028	\$150,900	4	\$15,600	
Sewage Ejector(s) Electric	100%		2033	\$394,600	4	\$44,000	
Backflow Preventer						*	
Generic	100%		2033	\$331,800	1	\$44,500	
Fixtures Generic	100%						
rertical Transport	100%						
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E Location: 3 Units S 2 Units Serve Basen Explanation: Ten U	erve Basement To nent To 6th Floor	ffected :		Basement	To 12th Floor,	
ire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$379,900	
Sprinkler	700/						
No Component	70%		2042	* *	1.2	¢	
Generic	30%		2043	· · · ·	1-2	\$61,100	
Fire Pump Generic	100%		2042	* *	1	\$135,700	
Gelleric	100/0		∠∪4∠		1	\$133,700	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4

Address : 2021 EASTCHESTER ROAD AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 13-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,8,13,Ph

Block : 4205 Lot : 1 BIN : 2102972

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$7,485,500	\$539,100
Interior Architecture	\$1,878,600	\$6,428,800
Electrical	\$3,831,700	\$2,331,600
Mechanical	\$9,212,400	\$6,216,000
Site Pavements	\$170,900	
Total	\$22,579,100	\$15,515,600
Importance Code A	\$7,485,500	\$706,900
Importance Code B	\$14,338,300	\$14,658,100
Importance Code C	\$755,300	\$150,600
Total	\$22,579,100	\$15,515,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$176,300	\$26,000		\$21,400
Interior Architecture	\$44,900	\$27,200	\$50,600	\$1,900
Electrical	\$36,800	\$51,000	\$39,300	\$114,500
Mechanical	\$59,700	\$36,400	\$41,900	\$141,900
Site Enclosure	\$12,300			
Site Pavements	\$35,100			
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
Total	\$416,400	\$191,900	\$183,100	\$331,000
Importance Code A	\$176,300	\$26,000		\$21,800
Importance Code B	\$205,000	\$166,000	\$183,100	\$309,100
Importance Code C	\$35,100			
Total	\$416,400	\$191,900	\$183,100	\$331,000



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

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

Asset #: 56

Architecture	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
xterior						
Exterior Walls						
Cast in Place Concrete	5% 0-2 \$87,1 Cracking/Crumbling, Extent : Seven Location : Loading Dock		' 5	\$71,200		
Masonry: Brick	86% Now \$6,185,4 Broken/Missing Elements, Extent: Location: Throughout Joint Mortar Miss/Erod, Extent: M Location: Throughout Sidewalk Shed in Use, Extent: Ligh Location: Throughout Staining/Discoloring, Extent: Ligh Location: From Window Air Con	Moderate, Area Affected: 5% Toderate, Area Affected: 10% at, Area Affected: 25% t, Area Affected: 20% ditioning Units, Throughout	5	\$244,900		
	Water Penetration, Extent: Modera Location: Throughout	ate, Area Affected : 5%				
Metal Panel	2% 2-4 \$38,6 Corrosion/Rusting, Extent : Light, 2 Location : Penthouse		5	\$10,700		
Granite Panels	3%	LIFE **	• 5	\$6,400		
Window Wall	4%	2053 **		\$42,700		
Windows Aluminum	93% Now \$893,0 Air Infiltration, Extent : Moderate, Location : Throughout		5	\$18,300		
	Broken/Missing Elements, Extent: Location: Throughout, 2nd Floor Water Penetration, Extent: Modera Location: Throughout Weather Strip Missing, Extent: Mo Location: Throughout Worn/Eroded, Extent: Moderate, A Location: Throughout	; Penthouse, 3rd Floor ate, Area Affected : 10% derate, Area Affected : 50% rea Affected : 25%				
Metal Louvers	5% Now \$33,5 Corrosion/Rusting, Extent : Modera Location : 3rd Floor Machine Ro	ate, Area Affected : 25%	•			
Steel	2% Now \$36,3 Corrosion/Rusting, Extent : Severe, Location : Stairs Thermally Inefficient, Extent : Mod Location : Stairs	Area Affected : 25%	5	\$4,900	1	

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

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

Asset #: 56

rchitecture	Current Rep	air Futı	ire Replacement	M	aintenance				
vstem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Parapets									
Masonry: Brick	85%	LIFE		5	\$20,100				
	Recent Repair Evident, E	Extent : N/A, Area Affec	ted: 20%						
	Location: Main Roof								
Metal Panel	5% Now	\$19,700 2053		5	\$2,300				
	Deformed/Dented, Exten		ected : 10%						
	Location: Upper And I		100						
	Loose/Miss Fasteners, E.	xtent : Moderate, Area	Affected: 10%						
	Location: Throughout								
	Loose Units, Extent : Moderate, Area Affected : 10% Location : Throughout								
	Seams Open/Split, Exten	t : Madanata Anaa Affa	atad : 50/						
	Location: Throughout	і . мойегиіе, Агей Ајје	ciea . 5/6						
M.4.1D.1		2046	* *	<i>5</i> 10	£42.700				
Metal Rail Roof	10%	2046		5-10	\$42,700				
Modified Bitumen	60% Now	\$254,700 2041	* *						
Modified Bituilien	Blisters, Extent: Severe,	* ·,, · · · - · · ·							
	Location: Throughout	inea nyjeetea . 2070							
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location: Throughout								
	Miss/Damaged Flashings, Extent: Severe, Area Affected: 10%								
	Location : Stair Bulkhead, 13th Floor								
	Patching Evident, Extent: Moderate, Area Affected: 10% Location: Throughout								
	Ponding, Extent : Light, Area Affected : 2% Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof								
	Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location: Lower Roof		20104 . 576						
Traffic Topping	40%	2033	\$223,000	10	\$42,200				
Soffits			+,		+,				
Cast in Place Concrete	35% Now	\$48,200 LIFE	* *	5	\$39,800				
	Cracking/Crumbling, Ex		Affected : 5%						
	Location: Penthouse, I	Loading Dock							
	Spalling, Extent : Moder		Ó						
	Location : Loading Do	ck							
Stucco Cement	65% Now	\$65,300 2038	* *	5	\$18,500				
	Cracking/Crumbling, Ex		00						
	Location : Main Entrai		-						
	Paint Peeling, Extent : L	ight, Area Affected : 15	5%						
	Location : Throughout	8 , 33							

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

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

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

Asset #: 56

rchitecture	Current Repair Future Replacement Maintenance					aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior	•			•				•
Floors								
Carpet	10%			2032	\$563,100	3	\$46,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$34,100	
		l Cracks, E : Through	xtent : Moderate, 1 out	Area Affe	cted : 5%			
Ceramic Tile	5%	2-4	\$44,900	2042	* *	5	\$7,800	
Ceramic The		led, Extent	: Moderate, Area		5%	3	\$7,000	
Granite Panels	5%			LIFE	* *	5	\$11,700	
Quarry Tile	5%			2046	* *	5	\$23,400	
Raised Access Floor	5%			2042	* *	5	\$58,400	
Terrazzo	5%			LIFE	* *	5	\$12,200	
	_	Crumbling, : Main Lo	Extent : Light, Ard bby	ea Affecte	ed : 2%			
Vinyl Tile	55%			2033	\$4,837,700	3	\$64,200	
Vinyl Tile 9" X 9"	5%	0-2	\$763,900	2033	\$1,273,200	3	\$5,800	
	Cracking/C Location	Crumbling, : Through	Extent : Moderate out	e, Area Aj	ffected : 2%		***	
			: Moderate, Area	Affected :	100%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	Broken/Mi Location	: Toilets	\$105,900 nents, Extent : Mod			5	\$18,800	
	Location		Extent : Moderate	e, Area Aj	ffected : 5%			
Concrete Masonry Unit		0-2 Cracks, Ex : North St	\$80,400 tent : Moderate, An air Tower	LIFE rea Affect	* * ted : 5%	5	\$16,700	
Marble Panels	9%			LIFE	* *			
Plaster	35%	2-4	\$72,900	LIFE	* *	5	\$43,900	
	Cracking/0	Crumbling,	Extent : Light, Are 11th And 13th Floo	ea Affecte			. ,	
	_	_	, Extent : Moderate at Storage Room	e, Area A	ffected : 5%			
			nt : Moderate, Are l 13th Floor At Wir		d : 5%			
SGFT/Glazed Masonry	28%			LIFE	* *			
Wood	9% Deteriorat Location Misaligned Location	: 2nd Floo d/Bulging, : 2nd Floo	\$325,200 Extent : Moderate, or Training And Au Extent : Moderate, or Training And Au	uditorium Area Aff uditorium	Sected : 25%	5	\$150,600	
	Location		Extent : Moderate, . or Training	Area Affe	ected : 25%			

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

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

Asset #: 56

Architecture	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTile,Adhered	35%	****	2038	* *	5	\$109,000	
AcousTileSusp.Lay-In	35% Now	. ,	2046	**	5	\$54,500	
	0	lements, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location: 13th		as Affast	ad . 20/			
	-	ing, Extent : Light, Ard Ighout, 2nd Floor	га Ајјеси	ea : 2%			
		ignoui, 2na Floor , Extent : Moderate, A	lvaa Affa	atad · 50/			
	Location: 13th		теи Ајје	.ieu . 570			
Diagram			LIEE	* *		¢50 400	
Plaster	30% Now	\$290,500 lements, Extent : Seve	LIFE		5	\$58,400	
	Location : Gymi		re, Areu .	Affected . 2070			
	<u>-</u>	, Extent : Moderate, A	rea Affe	cted : 15%			
	Location : Gymi		1164 213366	леи . 1570			
Site Enclosure		, 2.0,					
Fence/Gates							
Chain Link	100%		2053	* *			
Free Standing Walls							
Concrete Masonry Unit	100%		2053	* *			
Retaining Walls							
Cast in Place Concrete	25%		2068	* *			
Masonry: Brick	75% Now	. ,	2043	* *			
	-	lements, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location : South						
	-	ing, Extent : Moderate	, Area Aj	ffected: 5%			
	Location : South						
		Moderate, Area Affect	ed: 5%				
G'.	Location : South	west Plaza					
Site Pavements							
On-Site Walkways Cast in Place Concrete	45% 0-2	\$25,100	2046	* *			
Cast in Place Concrete		\$35,100 ing, Extent : Light, Are					
	Location : Throi	-	и Пусси	zu . 570			
Daviera /54	55% Now	<u> </u>	2026	* *			
Pavers/Stone		\$170,900 ing, Extent : Moderate	2036				
	Location : South		, 111 си Ај	Jeeieu . 20/0			
Parking/Driveway	Localion . South						
Asphalt	100%		2042	* *			
	10070						

Electrical	Curren	t Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 56

Electrical	Current Repair Future		ture Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	50% Other Observation, Extent : N/A	2033 , Area Affected : 10	\$49,100 90%	5	\$500	
5 15: a	Location : Electrical Room Ba Explanation : One 5,000 Ampe	ere Main Disconne			4500	
Fused Disc Sw	50% Other Observation, Extent: N/A Location: Electrical Room Explanation: One 1,200 Ampe			5	\$500	
Transformers						
Dry Type	100% Other Observation, Extent: Liga Location: Electrical Rooms In Explanation: One 500 Kilovoi	Basement		5	\$800	
Switchgear / Switchboard						
Molded Case Bkrs	80%	2033	\$372,300	5	\$4,800	
Molded Case Bkrs	20%	2053	**	5	\$1,200	
Raceway					+ ,	
Conduit	95%	2033	\$443,600	1		
Conduit	5%	2053	**	1		
Panelboards	-					
Fused Disc Sw	10%	2032	\$49,000	5	\$500	
Molded Case Bkrs	75%	2032	\$367,300	5	\$4,500	
Molded Case Bkrs	15%	2049	* *	5	\$900	
Wiring	-				*****	
Braided Cloth	50% 2-4 \$34' Insulation Aged, Extent : Moder Location : Throughout	7,500 2058 ate, Area Affected .	**	1		
Thermonlestic	20%	2053	* *	1		
Thermoplastic Thermoplastic	30%	2033	\$208,500	1		
Motor Controllers	3070	2033	φ200,300	1		
Locally Mounted	20%	2031	\$127,200	5	\$300	
Motor Control Center	80%	2031	\$714,300	5	\$4,900	
Ground Grounding Devices	0070	2031	\$711,500		ψ 1,200	
Generic	75%	LIFE	* *	5	\$2,500	
Generic	25%	LIFE	* *	5	\$800	
	Other Observation, Extent : N/A Location : Basement Explanation : Serves Data Cer		90%			
Stand-by Power						
Transfer Switches						
Automatic	100%	2038	* *	1	\$69,500	

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

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

Asset #: 56

Electrical	Current Repair	Future	uture Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Generators								
Diesel	100%	2036	* *	1	\$87,400			
	Other Observation, Extent : N/A, Area		00%					
	Location: Generator Room Baseme							
	Explanation: Two 1,250 Kilovolt-ar	npere And Oi	ne 375 Kilovolt-a	mpere				
Batteries	1000/		** * * * * * * * * *	_	0.400			
Lead/Acid	100%	2026	\$2,500	5	\$8,400			
Fuel Storage				_				
Day Tank	30%	2049	* *	5				
	Other Observation, Extent : N/A, Area		00%					
	Location: Generator Room Baseme							
	Explanation: Three 250 Gallon Tan							
Main Tank	70%	2048	* *	5				
	Other Observation, Extent: N/A, Area	a Affected : 10	00%					
	Location : Outside							
	Explanation: Two 4,000 Gallon Ma	in Tanks						
ighting								
Interior Lighting								
Fluorescent	85%	2028	\$2,985,800	10	\$176,000			
	T-12 Lamps And Fixtures, Extent: Light, Area Affected: 100%							
	Location: Basement							
Fluorescent	5%	2038	* *	10	\$10,400			
	Compact Fluorescent Light, Extent : I	Light, Area A <u>j</u>	fected : 100%					
	Location: Lobby 1st Floor And In F	Front Of The I	Elevator On Each	h Floor				
Fluorescent	5%	2038	* *	10	\$10,400			
	T-8 Lamps And Fixtures, Extent : Ligh		ted : 100%		, ,, ,,			
	Location : Throughout The Building							
LED	5%	2038	* *					
Egress Lighting	370	2030						
Emergency, Service	50%	2038	* *	1				
Emergency, Battery	10%	2028	\$38,800	10	\$5,500			
Exit, Service	30%	2028	\$29,900	1	Ψ5,500			
Exit, Service	10%	2028	**	1				
Exterior Lighting	10/0	2030		1				
HID	28%	2028	\$301,600	10	\$200			
LED	2%	2028	\$301,000 * *	10	\$200			
No Component	70%	2030						
rightning Protection	/0/0							
Arresters/Cabling								
Generic Generic	100%	2036	* *	5	\$700			
Alarm	10070	2030	-	5	\$700			
Security System								
Generic	100%	2038	* *	1	\$84,300			
Fire/Smoke Detection	10070	2030		1	ψο τ ,500			
Generic, Digital	100%	2038	* *	1-3	\$139,200			
Generic, Digital	10070	2038		1-3	\$139,200			

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

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

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

Asset #: 56

echanical		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								
Energy Source Plant Campus Steam / PRV	100%			2043	* *	1		
	Location	ı : Basemen						
	Explana	tion : Stean	n Provided From A	djacent E	Building 6			
Conversion Equipment Heat Exchanger, Shell & Tube	50%			2029	\$492,400			
	Location	ı : Basemen			100%			
			Hot Water Heating	-	# co = 00			
Pres. Reducing Valve/LP Steam			Extent : N/A, Area A	2029	\$69,500	5	\$6,700	
		i : Basemen		ујестеи.	100/0			
	Explana	tion : Press	ure Reducing Valve Hot Water Heating		Serves Steam Coil.	s In Fan	Units And A Heat	
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	80% 20%		\$389,500	2041 2033	* * \$1,298,400	4 4	\$13,400 \$2,200	
r iping r nip		Extent : M	oderate, Area Affeo Locations	eted : 509	%			
Terminal Devices								
Air Handler	20%	Now	\$868,900	2043	* *	1	\$25,100	
	Abandoned in Place, Extent : Severe, Area Affected : 50% Location : Third Floor Fan Room							
	Location	ı : Fan Roo				C4	C-il I - nh-	
A in Hondlon	20%		oment On Extended			ere Stean 1		
Air Handler	On Extend	led Life, Ex	tent : Moderate, Ai nt Fan Room	2028 ea Affect	\$868,900 ted : 100%	1	\$27,900	
Convector/Radiator	60%			2038	* *	1	\$43,800	
Controls								
Electrical	25%			2026	\$320,900			
Pneumatic	75%			2027	\$3,346,500			
Conditioning								
Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment	250/			20.42	* *	1	005 500	
Centrifugal, Elec Chiller	35%			2042		1	\$85,500	
Split Unit Window/Wall Unit	5% 60%	4+	\$157,400	2033 2028	\$274,100 \$524,800	1		
			\$157,400 Toderate, Area Affe		\$524,800	1		
	Dumugeu,	LAICHI. M	oueruie, Areu Affe	.ieu . 50.	/ 0			

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

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

Asset #: 56

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Dir Expansion	5%		2028	\$221,300	1		
	Other Observation, E Location : Data Ce Explanation : Serve	nter					
Air Handler/Cool/Ht No Component	35% 60%		2028	\$1,567,900	1	\$48,900	
Heat Rejection Dry Cooler	5% Other Observation, E Location : Second F Explanation : Serve	Floor Roof	2028 ffected :	\$53,000 100%	2	\$7,900	
No Component	95%						
Ventilation Distribution							
Ductwork/Diffusers No Component	40% 60%		LIFE	* *	2-5	\$50,400	
Exhaust Fans Interior	40% Now Unit Inoperable, Exte		2041 ffected :	**	2	\$2,200	
Interior	40% On Extended Life, Ex Location: Basemen		2028 rea Affect	\$409,600 ted: 100%	2	\$2,800	
Roof	20%		2028	\$89,600	2	\$1,400	
Plumbing H/C Water Piping Brass/Copper	100% 2-4 Corroded, Extent : So Location : Piping A	nd Valves At Pump	s In Base		1		
	Other Observation, E Location: Basemer	nt Mechanical Room	n				
HW Heat Exchanger	Explanation: Boos	ter Pump 10 Get W	ater 10 F	ligher Floors			
Steam Fired	100% Other Observation, E Location: Mechan Explanation: 1,000	ical Equipment Roc	om	\$1,116,400 100%	4	\$33,500	
Sanitary Piping		-					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Sump Pump(s) Non-Submersible	100%		2028	\$46,200	4	\$4,800	

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

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

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

Mechanical	Curren	t Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Backflow Preventer							
Not Accessible	100%						
		Extent : Light, Area	Affected: 0%	6			
	Location : Entire			_			
		ckflow Preventers Are	e A Part Of T	he Campus Wo	iter Main	System And Are	
Fintence	In Various Location	ons					
Fixtures Generic	100%						
	100%						
/ertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction		Extent : N/A, Area A		10/			
		Basement To 13th Flo		70			
	Explanation: 4 U		,01				
Fire Suppression	Explanation : 1 C	Titis					
Standpipe							
Generic	100%		2043	* *	1-5	\$118,100	
Sprinkler						4,	
No Component	90%						
Generic	10%		2043	* *	1-2	\$6,300	
Fire Pump						+ - ,	
No Component	90%						
Generic	10% 2-4	\$2,200	2029	\$22,000	1	\$3,800	
	Corroded, Extent: Moderate, Area Affected: 30%						
	Location: Pump	Room					
Chemical System							
Generic	100%		2028	\$16,700	1-3	\$80,900	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 13-Jan-2022 Landmark Status : NONE

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

Total

Block : 4205 Lot : 1 BIN : 2826699

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,712,500	\$130,000
Interior Architecture	\$1,168,200	\$1,384,400
Electrical	\$352,200	
Mechanical	\$1,165,400	\$24,722,900
Total	\$5,398,300	\$26,237,200
Importance Code A	\$2,712,500	\$130,000
Importance Code B	\$2,685,800	\$25,643,700
Importance Code C		\$463,600
Total	\$5,398,300	\$26,237,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,600	\$8,100	\$48,700	\$26,200
Interior Architecture				\$54,500
Electrical	\$67,100	\$74,400	\$72,200	\$64,700
Mechanical	\$242,600	\$144,900	\$276,600	\$152,000
Site Pavements	\$15,500			
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
Total	\$477,600	\$313,100	\$483,100	\$383,100
Importance Code A	\$100,900	\$42,400	\$83,000	\$61,400
Importance Code B	\$376,700	\$270,700	\$400,200	\$321,700

\$313,100

\$483,100

\$383,100



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.

\$477,600

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

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

Asset #: 14113

Architecture	Current Repair Future Replacement				M			
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Exterior								
Exterior Walls	250/	N.T.	Ф 712 2 00	LIEE	* *	-	#40.600	
Concrete Masonry Unit	Broken/M Location Cracking/ Location Effloresce Location Joint Mor	a: Rear Fad Crumbling, a: Through nce, Extent a: Through	Extent : Moderate out : Severe, Area Affe out od, Extent : Moder	e, Area A <u>j</u> ected : 75	ea Affected : 2% ffected : 15%	5	\$40,600	
Fiberglass Panel	10%			2042	* *	5	\$97,500	
Masonry: Brick	50%			LIFE	* *	5	\$130,000	
Musomy. Brick	Effloresce	nce, Extent 1 : Through	: Moderate, Area 2 out		40%	3	Ψ130,000	
Metal Panel	5%	Now	\$44,100	2053	* *	5	\$24,400	
			xtent : Severe, Ared de Of Metal Canop		l : 100%		·	
Metal Coiling Doors	2%			2046	* *	5	\$16,200	
Stucco Cement	3%	Now	\$22,600	2046	* *	5	\$9,700	
			ents, Extent : Ligh Overhang At Main I		ffected : 10%		. ,	
Window Wall	5%			2053	* *	5	\$48,700	
Windows							4 : 0,, 0 0	
Aluminum	85%			2049	* *	5	\$37,600	
Metal Louvers	15%			2042	* *	10	\$41,500	
Parapets							, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Concrete Masonry Unit	45%			LIFE	* *	5	\$9,500	
Masonry: Brick	50%			LIFE	* *	5	\$9,300	
·		nce, Extent 1 : Through	: Moderate, Area 2 out	Affected .	40%		. ,	
Metal Panel	5%			2053	* *	5	\$3,600	
Roof								
Plaza Roof: Stone Panel	s 5%			2053	* *			
Single Ply Membrane	95%	Now	\$2,000,200	2041	* *			
,		xtent : Seve 1 : Through	ere, Area Affected :	20%				
		aged Flash ı : Through	ings, Extent : Mod out	erate, Ar	ea Affected : 20%			
	_	Extent : Mo a : Through	derate, Area Affect out	ted : 20%	Ó			
	Location	: Water Pe	xtent : Moderate, A enetration Through	out Vario	ous Locations			
		ervation, E 1 : Through	Extent : Severe, Are out	a Affecte	d : 50%			
	Explana	tion : Unde	rlying Roofing Sub	strate Ar	nd Sagging And Co	mpressin	g Under Load	
nterior								

Interior

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

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

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

Asset #: 14113

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
nterior								
Floors								
Cast in Place Concrete	10%		\$223,200	LIFE	* *	5	\$112,300	
			xtent : Moderate, 2		cted : 100%			
	Location	: Through	out Mechanical Ro	oom				
Granite Panels	5%			LIFE	* *	5	\$19,300	
Vinyl Tile	85%	4+	\$246,500	2038	* *	3	\$163,600	
	Worn/Erod	ded, Extent	: Light, Area Affec	ted : 5%				
	Location	ı : Corridor	· By Loading Dock	Area In	Basement			
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$78,900	
Gypsum Board	65%			LIFE	* *	5	\$384,700	
		pair Eviden i : Through	nt, Extent : N/A, Ar out	ea Affect	ed : 2%			
Masonry: Brick	10%			LIFE	* *			
Masonry: Fieldstone	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2046	* *	5	\$205,300	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	40%			LIFE	* *	5	\$256,700	
Wood	10%	Now	\$595,800	LIFE	* *	5	\$449,200	
		_			ea Affected : 100% In Main Entry Lob			
			Extent : Moderate, 1		-			
		: Through		- · · · JJ •				
	Localion							

Cast in Place Concrete

100% \$15,500 2046

Misaligned/Bulging, Extent: Moderate, Area Affected: 10%

Location: Various Locations

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2053	* *	5	\$2,000	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Electrical Room Basement					
	Explanation: Two 4,000, Four 2,000 A	and Two	1,000 Main Discor	inect Swi	tches. One 600	
	Ampere Main Disconnect Switch For I					

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

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

Asset #: 14113

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Transformers							
Dry Type	90%	2046	* *	5	\$1,300		
	Other Observation, Extent: Note Location: Electrical Room B Explanation: One 112.5, One	asement		npere			
Dry Type	10% Other Observation, Extent: N Location: Basement	2046 A, Area Affected : .	**	5	\$100		
	Explanation: One 15 Kilovo	lt-ampere Transfor	mer For Fire Alar	m			
Switchgear / Switchboard							
Air Circuit Breaker	50%	2053	* *	5	\$1,000		
Fused Disc Sw	50%	2053	* *	5	\$800		
Raceway							
Conduit	100%	2053	* *	1			
Panelboards							
Fused Disc Sw	10%	2049	* *	5	\$900		
Molded Case Bkrs	90%	2055	* *	5	\$9,100		
Wiring Thermoplastic	100%	2053	* *	1			
Motor Controllers							
Locally Mounted	25%	2046	* *	5	\$600		
Motor Control Center	70%	2046	* *	5	\$7,300		
Variable Frequency Drive	5%	2046	* *				
Ground							
Grounding Devices			di di	_			
Generic	100%	LIFE	* *	5	\$5,600		
Stand-by Power							
Transfer Switches	1000/	2046	* *	1	¢110 100		
Automatic	100%	2046	7- 7-	1	\$118,100		
Generators	1000/	2042	* *	1	¢149.700		
Diesel	100% Other Observation, Extent : N			1	\$148,700		
		**	100/0				
	Location : Generator Room Basement Explanation : Three 1125 Kilovolt-ampere Generators						
Batteries	Explanation . Three 1125 Kil	ovon umpere dene					
Lead/Acid	100%	2027	\$2,500	5	\$14,200		
Fuel Storage			<i>\$</i> =,230		ŢI.,=30		
Day Tank	100%	2049	* *	5			
J	Other Observation, Extent : N/		100%	="			
	Location: Generator Room I	**					
	Explanation: Three 150 Gal	on Tanks					

Lighting

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

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

Asset #: 14113

Electrical	Current R	epair	Future Replacement		t Maintenance		re Replacement Maintenance		nt Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting											
Interior Lighting											
Fluorescent	95%		2038	* *	10	\$334,600					
	T-8 Lamps And Fixture Location : Througho		ea Affe	ected : 100%							
Fluorescent	5%		2038	* *	10	\$17,600					
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%										
	Location : Througho	ut The Building									
Egress Lighting											
Emergency, Service	60%		2038	* *	1						
Exit, LED	35%		2061	* *	1						
Exit, Service	5%		2038	* *	1						
Exterior Lighting											
HID	20%		2038	* *	10	\$200					
LED	10%		2041	* *							
	Other Observation, Ex	ctent : N/A, Area Affe	ected :	100%							
	Location : Outside P	Perimeter									
	Explanation: Contro	olled Via Photocell									
No Component	70%										
Alarm											
Security System											
Generic	100%		2038	* *	1	\$143,400					
Fire/Smoke Detection											
Generic, Digital	100%		2038	* *	1-3	\$236,600					

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2043	* *	1		
Fuel						
	Recent Installation, Extent: N/A, Area	Affected :	100%			
	Location: Boiler Room					
	Other Observation, Extent: N/A, Area	Affected:	100%			
	Location : Parking Lot					
	Explanation: Three 20,000 Tanks Fo	r No.2 To S	Serve Boilers And	Generat	ors	

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

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

Asset #: 14113

echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating Conversion Equipment Heat Exchanger, Shell & Tube	10%			2036	* *			
Steam Boiler	Location Explana Spaces 90% Other Ob. Location	n : Boiler R ttion : Serve servation, E n : Basemen	s Re-heat System, A	Fan Coil: 2038 Iffected:	s And Several Unit	1	For Mechanical \$342,300	
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	40% 60%			2041 2043	* *	4 4	\$11,400 \$11,400	
Terminal Devices								
Air Handler	Location	servation, E n : Ground	xtent : N/A, Area A Floor And Roof Mo ir Conditioning			1	\$190,000	
Fan Coil Unit/Heat	Location			2033 Affected :	\$1,946,900 100%	1	\$24,800	
Controls								
Electrical	25%	ı		2028	\$545,700			
Pneumatic	75%	ı		2031	\$5,691,100			
r Conditioning Energy Source Electricity	100%	ı		2049	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	100%		N/A A	2036	**	1	\$415,600	
	Location	n : Chiller I	Extent : N/A, Area A Room Chillers / R-123	престеа :	100%			
Distribution CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	\$18,900	
Terminal Devices Air Handler/Cool/Ht	100%	ı		2033	\$7,618,400	1	\$237,500	
Heat Rejection Water Cooling Tower	Location	servation, E 1 : Roof	xtent : N/A, Area A	2031 Affected :	\$1,983,200 100%	2	\$386,500	

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

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

Asset #: 14113

Mechanical	Current Rep	air Futur	e Replacement	M					
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ventilation									
Distribution					****				
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$214,100				
Exhaust Fans	500/	2022	#070 700	2	#7.000				
Interior	50% 50%	2033	\$870,700	2	\$5,900				
Roof	30%	2033	\$380,900	2	\$5,900				
Plumbing H/C Water Piping									
Brass/Copper	100%	2043	* *	1					
Втазы Соррег	Other Observation, Exte		100%	•					
	Location : Basement								
	Explanation: 3 Booste	r Pumps							
HW Heat Exchanger	•	*							
Steam Fired	100% Now Unit Inoperable, Extent Location: Building 6	\$569,600 2063 Severe, Area Affected:	**	4	\$38,000				
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1					
Backflow Preventer									
Generic	100%	2033	\$175,300	1	\$23,500				
Fixtures Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	**						
	Other Observation, Extent : N/A, Area Affected : 100% Location : Seven Units From Basement To 8th Floor And One Unit From Basement To 9th Floor								
	Explanation: 8 Units								
Hydraulic	20% Other Observation, Exte Location : From Basen Explanation : 2 Units		**						
Escalators									
Under 20' Rise	100% Other Observation, Exte Location : Lobby To Th		* * : 100%						
E' G	Explanation: 2 Units								
Fire Suppression									
Standpipe Generic	100%	2043	* *	1-5	\$200,800				
Sprinkler	100/0	2043	•	1-3	\$200,000				
Sprinkler Generic	100%	2043	* *	1-2	\$107,600				
Fire Pump	100/0	2043		1-2	Ψ107,000				
Generic	100%	2036	* *	1	\$71,700				

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 20-Jan-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 4205 Lot : 1 BIN : 2097546

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$323,400	\$66,000
Interior Architecture	\$186,300	
Electrical	\$55,800	
Mechanical	\$381,500	\$665,000
Site Pavements	\$127,800	
Total	\$1,074,800	\$731,000
Importance Code A	\$323,400	\$66,000
Importance Code B	\$545,900	\$665,000
Importance Code C	\$205,400	
Total	\$1,074,800	\$731,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,000	\$700		\$1,800
Interior Architecture	\$85,800	\$800	\$400	\$400
Electrical	\$7,700	\$1,500	\$1,300	\$33,700
Mechanical	\$16,800	\$900	\$1,000	\$56,800
Site Pavements	\$8,400			
Total	\$151,600	\$4,000	\$2,800	\$92,700
Importance Code A	\$33,000	\$700		\$1,900
Importance Code B	\$110,200	\$3,300	\$2,800	\$90,800
Importance Code C	\$8,400			
Total	\$151,600	\$4,000	\$2,800	\$92,700



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

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

Asset #: 58

chitecture	Currer	Current Repair		e Replacement	M	aintenance			
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Exterior Walls									
Cast in Place Concrete	5%		LIFE	* *	5	\$2,400			
Masonry: Brick	80% Now	\$193,000	LIFE	**	5	\$7,600			
	-	ements, Extent : Mod	lerate, Ar	ea Affected : 5%					
	Location: Through	-	1 100	. 1 100/					
		Erod, Extent : Light,							
		Location: Below Window Sills, West Elevation							
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10% Location: From Car Impacts At West Elevation								
	Spalling, Extent: Moderate, Area Affected: 10%								
	Location: Through	**		,					
Metal Panel	10%		2043	* *	5-10	\$6,600			
Metal Sect. OHD	5%		2046	* *	5	\$1,500			
Windows	4000/ 37	4-0 • 0 0	• • • •	de de	_				
Aluminum	100% Now	\$79,200	2055	**	5	\$1,400			
	Air Injutration, Ex Location : Throu	tent : Severe, Area A <u>j</u>	јестеа : 8	10%					
	`	gnoui ements, Extent : Ligh	t 1mag 1:	ffeeted : 50/					
	-	ow Next To Garage D		yecieu . 570					
				Affected : 35%					
	Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Throughout								
		, Extent : Light, Area	Affected	: 2%					
		w By Garage Door.	33						
	Explanation: Wi	ndow Sill Lifted Up.							
Roof									
Roll Roofing	100% Now	\$33,000	2032	\$66,000	5	\$8,300			
		Miss, Extent : Severe	, Area Afj	fected : 50%					
	Location : Locati								
		Extent : Severe, Area	a Affectea	t : 10%					
	Location : Soffit Areas. Other Observation, Extent : Moderate, Area Affected : 30%								
	Location · Varion		Area Ajje	ctea : 30%					
	200000000000000000000000000000000000000	ffits Are Broken Thro	ughout W	ith Water Running	From Th	10111			
Soffits	Explanation . 30	Justine Broken Thro	agnoui W	maici Ruming	Trom In				
Stucco Cement	100% Now	\$51,200	2038	* *	5	\$2,900			
	Broken/Missing El Location : Throu	ements, Extent : Mod		ea Affected : 10%					
		ng, Extent : Moderate	e, Area At	fected : 25%					
	Location: Throu		1).	, . , .					
		-							
	Spalling, Extent: 1	Moderate, Area Affec	ted : 15%	Ď					

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

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

Asset #: 58

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Floors								
Cast in Place Concrete	Cracking/C Location Ponding, E	: Through	\$108,700 Extent : Moderate out Basement derate, Area Affect t			5	\$27,300	
	Location	: Basemen						
G		on : Sever	e Staining From R				#000	
Ceramic Tile	5% Patching E Location		tent : Light, Area A	2042 ffected :	**	5	\$800	
Vinyl Tile	Broken/Mis Location Worn/Erode	: Various I	: Moderate, Area A			3	\$1,200	
Interior Walls								
Concrete Masonry Unit Gypsum Board	5% 15%			LIFE LIFE	* *	5 5	\$300 \$1,200	
Plaster SGFT/Glazed Masonry	Broken/Mis	Now ssing Elem : Main En	\$77,600 ents, Extent : Mod try	LIFE LIFE erate, Are	** ** ea Affected : 5%	5	\$600	
	Diagonal C Location Staining/Di	Cracks, Ext : 1st Flooi	tent : Moderate, Ar · Corridor Extent : Moderate					
Ceilings								
Acous Tile Susp. Lay-In Exposed Struc: Concrete	Cracking/C Location	: Basemen				5 5	\$1,700 \$300	
	Location Paint Peeli	: Basemen	: Severe, Area Affe					
Plaster	Location	: Main Co	\$41,400 : Moderate, Area : rridor Extent : Moderate			5	\$8,300	
	Location	: Main Co	rridor					
Site Enclosure Fence/Gates								
Chain Link	100%			2053	* *			

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

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

Asset #: 58

Architecture		Current Repa	air	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls	1000/			• 0 6 0	di di			
Cast in Place Concrete	100%			2068	**			
	Other Obser Location :		t : Moderate, A	Area Affe	cted : 10%			
		n : Cover Ru	sting					
Site Pavements	· F · · · · · · · ·		8					
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$8,400	2046	* *			
	Broken/Miss	sing Elements	, Extent : Mod	erate, Are	ea Affected : 10%			
	Location:	Loading Doc	k					
		rumbling, Ext Loading Doc	ent : Moderate k	, Area A <u>f</u>	fected : 10%			
Parking/Driveway								
Asphalt	100%	Now	\$127,800	2042	* *			
		rumbling, Ext Throughout	ent : Moderate	, Area Af	fected : 10%			
	Ponding, Ex	tent : Modera	ate, Area Affect	ed: 10%	,)			
		Throughout						
	Potholes, Ex	xtent : Modero	ate, Area Affec	ted : 5%				
	Location:	Throughout						
	O	siding, Extent Throughout	: Moderate, A	rea Affec	ted : 5%			

lectrical	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year F	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2033	\$1,900	5		
	Other Observation, Extent: N/A, Location: Electrical Room Bas Explanation: One 1,200 Amper	ement				
Molded Case Bkrs	50%	2033	\$16,600	5	\$200	
	Other Observation, Extent: N/A,	Area Affected : 10			*	
	Location : Electrical Room Bas	ement				
	Explanation: One 1,200 Amper	e Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2033	\$33,200	5	\$300	
Raceway						
Conduit	90%	2033	\$4,100	1		
Conduit	10%	2043	* *	1		
Panelboards						
Fused Disc Sw	10%	2032	\$1,000	5		
Molded Case Bkrs	70%	2032	\$7,100	5	\$200	
Molded Case Bkrs	20%	2041	* *	5	\$100	

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

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

Asset #: 58

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Darks Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Wiring							
Braided Cloth	70% 2-4	\$6,500	2058	* *	1		
		Extent : Moderate, Are ughout The Building	a Affecte	d : 100%			
Thermoplastic	30%		2043	* *	1		
Motor Controllers							
Locally Mounted	80%		2031	\$18,800	5	\$100	
Locally Mounted	20%		2038	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	60%		2028	\$55,800	10	\$7,100	
	•	ixtures, Extent : Light, ment And 1st Floor	Area Aff	ected : 100%			
Fluorescent	30%		2038	* *	10	\$3,500	
	T-8 Lamps And Fi Location : First	ixtures, Extent : Light, Floor	Area Aff	ected : 100%			
LED	10%		2038	* *			
Egress Lighting							
Emergency, Service	40%		2028	\$3,200	1		
Emergency, Service	15%		2038	* *	1		
Emergency, Service	5%		2038	* *	1		
Exit, Service	40%		2033	\$1,800	1		
Exterior Lighting							
HID	30%		2028	\$18,400	10		
No Component	70%			•			
Alarm							
Security System							
Generic	100%		2033	\$24,700	1	\$4,800	
Fire/Smoke Detection						*	
Generic, Digital	100%		2038	* *	1-3	\$7,900	

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

Heating

Energy Source

Plant Campus Steam / \$10,000 100% Now 2063

PRV

Not in Service, Extent: Moderate, Area Affected: 100% Location: Main Control Valve Broken. Basement Other Observation, Extent: N/A, Area Affected: 100% Location: Basement

Explanation: Steam Supplied From Adjacent Building 7.

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

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

Asset #: 58

Mechanical	Curren	it Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Central Plant Steam Piping/Pmp	100%		2033	\$369,400	4	\$1,000	
Terminal Devices							
Convector/Radiator	60%		2031	\$64,500	1	\$2,500	
Unit Heater - Steam	40%		2028	\$29,900	4	\$500	
Controls							
Digital	25%		2028	\$94,300			
Pneumatic	75%		2027	\$190,400			
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Split Unit	20%		2033	\$62,400			
Window/Wall Unit	30%		2028	\$14,900	1		
No Component	50%						
Terminal Devices							
Air Handler/Dir	30%		2038	* *	1		
Expansion							
No Component	70%						
Heat Rejection				di di			
Air Cooled Condenser	30%		2038	* *	2	\$2,700	
Unit	700/						
No Component	70%						
Ventilation							
Distribution	100/		TIPE	* *	2.5	4700	
Ductwork/Diffusers	10%	Entered N/A Array	LIFE		2-5	\$700	
	Location : First I	, Extent : N/A, Area A	ујестеа :	100%			
	Explanation : Ser	ves Snop Areas					
Ductwork/Diffusers	50%		LIFE	**	2-5	\$3,600	
		, Extent : N/A, Area A	lffected :	100%			
	Location : First I						
		IS Offices And Garag	re				
No Component	40%						
Exhaust Fans							
Interior	10%		2028	\$5,800	2		
Roof	10% Now	\$2,500	2043	* *	2		
		oderate, Area Affecte Toilet Exhaust Fan	d : 10%				
Wall Unit	40%		2028	\$2,300	2	\$200	
No Component	40%		_ J _ J	4-,200	=	42 00	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	\$168,700	1		
Diass/Copper	100/0		2033	φ100,700	1		

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

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

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

Asset #: 58

Mechanical	Current Re	pair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater With Tanks							
Electric	100%		2028	\$96,700	4		
	Other Observation, Ext	ent : N/A, Area Aj	ffected :	100%			
	Location: Basement						
	Explanation: One 200) Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2028	\$2,600	4	\$300	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	60%						
Generic	40% 0-2	\$3,600	2043	* *	1-2	\$1,200	
	Corroded, Extent: Mod	erate, Area Affec	ted : 100	%			
	Location : First Floor						

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2
Address : 1920 SEMINOLE AVENUE AND EASTCHESTER RD.

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 13-Jan-2022 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4

Block : 4205 Lot : 1 BIN : 2097551

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,593,200	\$75,000
Interior Architecture	\$2,031,400	
Electrical	\$248,000	\$574,500
Mechanical	\$296,100	\$888,800
Site Pavements	\$103,700	
Total	\$8,272,500	\$1,538,300
Importance Code A	\$5,593,200	\$75,000
Importance Code B	\$1,345,800	\$1,463,300
Importance Code C	\$1,333,500	
Total	\$8,272,500	\$1,538,300

Total	\$289,700	\$18,100	\$24,500	\$80,400
Importance Code C	\$123,500		\$6,700	
Importance Code B	\$156,800	\$16,200	\$15,600	\$78,400
Importance Code A	\$9,500	\$1,900	\$2,100	\$2,000
Total	\$289,700	\$18,100	\$24,500	\$80,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Site Pavements	\$115,400			
Site Enclosure	\$23,900			
Mechanical	\$20,300	\$3,800	\$5,200	\$18,100
Electrical	\$9,400	\$6,300	\$6,600	\$48,500
Interior Architecture	\$107,500	\$2,100	\$6,700	\$7,900
Exterior Architecture	\$7,400			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 57

Architecture	Current Repair	Future Replacem	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	000/ 37		di di	_	4 000	
Masonry: Brick	90% Now \$4,579,700 Cracking/Crumbling, Extent: Light, Are Location: Bulkhead, Areaway At Cello Joint Mortar Miss/Erod, Extent: Moder Location: Throughout	ar Stairwell ate, Area Affected : 2		5	\$75,000	
	Rusting Masonry Supt, Extent : Moderate Location : Throughout	e, Area Affected : 23	%			
	Sidewalk Shed in Use, Extent : Light, Ar Location : Front Elevation	ea Affected : 25%				
	Spalling, Extent: Moderate, Area Affect Location: Throughout, Front Elevatio Staining/Discoloring, Extent: Moderate Location: Various Locations	n	6			
	Vegetation Growth, Extent: Moderate, A Location: Rear Elevation	Irea Affected : 10%				
Window Wall	10% Now \$226,500 Air Infiltration, Extent: Severe, Area Affication: Throughout	2053 fected : 50%	* *	5	\$15,600	
	Corrosion/Rusting, Extent : Severe, Area Location : Throughout	Affected: 80%				
	On Extended Life, Extent : Severe, Area Location : Throughout	Affected : 50%				
Windows	9					
Aluminum	90% Now \$229,600 Air Infiltration, Extent : Severe, Area Afg Location : Various Windows	2058 fected : 60%	* *	5	\$7,900	
	Corrosion/Rusting, Extent : Severe, Area Location : Throughout	Affected : 100%				
	Deteriorated Finish, Extent : Severe, Ard Location : Throughout	га Affected : 100%				
	Caulking Deteriorated, Extent: Severe, Location: Throughout	Area Affected : 100%	6			
Aluminum	10%	2049	* *	5	\$1,700	

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

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

Asset #: 57

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Parapets					
Masonry: Brick	75% Now \$248,700 Cracking/Crumbling, Extent: Light, Are Location: Various Locations Expansion Joint Failure, Extent: Light, Location: Main Roof Joint Mortar Miss/Erod, Extent: Moder Location: Main Roof Loose/Delam Surface, Extent: Light, An Location: Just Under Coping	Area Affected : 15% ate, Area Affected : 10%	5	\$6,400	
Masonry: Limestone	25% Now \$135,300 Joint Mortar Miss/Erod, Extent: Moder Location: Main Roof Staining/Discoloring, Extent: Severe, A Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	rea Affected : 80%	5	\$2,700	
Roof					
Modified Bitumen	75% Now \$173,600 Blisters, Extent: Severe, Area Affected: Location: Main Roof Deteriorated Finish, Extent: Severe, Ar Location: Throughout Miss/Damaged Flashings, Extent: Mod Location: Throughout Parapets Water Penetration, Extent: Severe, Area Location: Main Roof	ea Affected : 50% erate, Area Affected : 10%			
Skylight, Metal/Glass Traffic Topping	5% 20% Now \$3,000 Miss/Damaged Flashings, Extent: Mod Location: Lower Roof	2053 ** 2038 ** verate, Area Affected : 10%	10	\$5,800	
Soffits Cement - Fiber Panel	100% Now \$4,300 Cracking/Crumbling, Extent : Moderate Location : Throughout Main Entrance				

Interior

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

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

Asset #: 57

rchitecture	Current Repair	Future Replacement	М	laintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Floors	10% Now \$103,200	2035 **	2	\$8,600	
Carpet	Worn/Eroded, Extent: Severe, Area A Location: 2nd Floor Office Wrinkling, Extent: Moderate, Area A Location: 2nd Floor Office	ffected : 100%	3	\$8,000	
Cast in Place Concrete	5%	LIFE **	5	\$6,200	
	Other Observation, Extent: Moderat Location: Basement Explanation: Rust Staining		3	Ψ0,200	
Ceramic Tile	5% Now \$82,300) 2042 **	5	\$1,400	
	Worn/Eroded, Extent : Severe, Area A Location : All Toilet Rooms		-	*-,	
Quarry Tile	5%	2046 **	5	\$4,300	
Slate	5%	LIFE **	5	\$3,000	
Vinyl Tile	60% Now \$193,500 Patching Evident, Extent: Moderate, Location: Throughout Worn/Eroded, Extent: Moderate, Are Location: Throughout The Building	Area Affected : 20% a Affected : 70%	3	\$12,800	
Vinyl Tile 9" X 9"	10% Now \$280,100		3	\$2,100	
Vinyi The 9 A 9	Cracking/Crumbling, Extent: Moder Location: Throughout Patching Evident, Extent: Moderate, Location: Throughout	ate, Area Affected : 5%	3	\$2,100	
	Worn/Eroded, Extent : Moderate, Are	a Affected : 100%			
	Location: Throughout				
Interior Walls					
Ceramic Tile	10% Worn/Eroded, Extent : Light, Area Af Location : Throughout	2042 ** Fected : 10%	5	\$13,400	
Gypsum Board	10%	LIFE **	5	\$8,100	
Masonry: Brick	5%	LIFE **			
Plaster	65% Now \$1,086,500 Paint Peeling, Extent : Moderate, Arc) LIFE ** ea Affected : 80%	5	\$26,200	
	Location: Throughout The Building Staining/Discoloring, Extent: Moder Location: Throughout The Building Water Penetration, Extent: Moderate Location: Throughout Offices Adja	ate, Area Affected : 80% 3 2, Area Affected : 80%			
SGFT/Glazed Masonry	10% Now \$247,000 Diagonal Cracks, Extent : Moderate, Location : Various Locations Throu	Area Affected : 30%			

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

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

Asset #: 57

Architecture	Current Repair	Future Replacemen	nt N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	cost Cycle (Yrs)	Estimated Cost	Priority
nterior					
Ceilings					
AcousTileSusp.Lay-In	15%	2030	** 5 ** 5	\$8,600	
Exposed Struc: Concrete	e 5% Paint Peeling, Extent : Severe, Area Af	LIFE	** 5	\$400	
	Location: Basement				
Plaster	80% Now \$142,000 Cracking/Crumbling, Extent : Moderate	LIFE	** 5	\$28,500	
	Location : 6th Floor				
	Water Penetration, Extent: Moderate,	Area Affected : 10%			
	Location : 6th Floor				
ite Enclosure Fence/Gates					
Chain Link	100%	2053	* *		
Free Standing Walls					
Masonry: Brick	100% Now \$8,100	2043	* *		
	Cracking/Crumbling, Extent : Moderat Location : Main Entrance	te, Area Affected : 5%			
	Loose Units, Extent: Moderate, Area A	Affected : 5%			
	Location: Main Entrance	atad . 100/			
	Spalling, Extent: Moderate, Area Affect Location: Main Entrance	ctea : 10%			
Retaining Walls					
Masonry: Brick	100% Now \$15,800	2043	* *		
·	Spalling, Extent : Moderate, Area Affect Location : Areaway	cted : 15%			
ite Pavements	Locuion : Areaway				
Public Sidewalk					
Cast in Place Concrete	100% 0-2 \$103,700	2046	* *		
	Sinking/Subsiding, Extent : Moderate, 2	Area Affected : 30%			
	Location : Throughout				
On-Site Walkways	250/ 0.2 0.5	20.42	* *		
Asphalt	25% 0-2 \$6,700	2042	* *		
	Cracking/Crumbling, Extent: Moderat Location: Throughout	ie, Area Affectea : 20%			
Cast in Place Concrete	50% 0-2 \$21,300	2046	* *		
cust in 1 face concrete	Cracking/Crumbling, Extent: Moderat				
	Location : Throughout	, 33			
Pavers/Stone	25% 0-2 \$42,400	2042	* *		
	Cracking/Crumbling, Extent: Moderat Location: Throughout				
Parking/Driveway					
Asphalt	100% Now \$45,000	2036	* *		
-	Cracking/Crumbling, Extent : Moderat	te, Area Affected : 10%			
	Location : Throughout				
	Potholes, Extent : Moderate, Area Affe	ected : 5%			
	Location : Throughout				

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

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

Asset #: 57

Electrical	Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$23,100	5	\$200	
			Extent : N/A, Area A	ffected :	100%			
			al Room Basement				~	
G ': 1 / G ': 11 1	Explana	tion : One .	1,200 Ampere And	One 1,00	00 Ampere Main Di	sconnect	t Switch	
Switchgear / Switchboard Molded Case Bkrs	1000/			2022	¢122.000	5	¢1 500	
	100%			2033	\$133,000	5	\$1,500	
Raceway Conduit	100%			2033	\$61.500	1		
Panelboards	10070			2033	\$61,500	1		
Fused Disc Sw	5%			2032	\$4,600	5	\$100	
Molded Case Bkrs	95%			2032	\$87,200	5	\$1,400	
Wiring	9370			2032	\$67,200	3	\$1,400	
Braided Cloth	70%	2-4	\$62,700	2058	* *	1		
Braided Cioth			ent : Light, Area Afj		100%	1		
			out The Building	ccica . 1	0070			
Thormonlogtic	30%			2033	\$26,900	1		
Thermoplastic Motor Controllers	3070			2033	\$20,900	1		
Locally Mounted	100%			2031	\$181,800	5	\$400	
Ground	10070			2031	\$101,000		\$400	
Grounding Devices								
Not Accessible	100%							
Stand-by Power	10070							
Transfer Switches								
Automatic	100%			2031	\$14,000	1	\$17,000	
Generators					, , , , , , , , , , , , , , , , , , , ,		, ,,,,,,,	
Diesel	100%			2029	\$111,100	1	\$21,400	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	· · · · · · · · · · · · · · · · · · ·			
	Location	ı : Generate	or Room Outside					
	Explana	tion : One 2	250 Kilowatts					
Batteries								
Lead/Acid	100%			2025	\$2,500	5	\$2,000	
Fuel Storage								
Day Tank	100%			2032	\$26,200	5		
			Extent : N/A, Area A	ffected :	100%			
			or Room Outside					
	Explana	tion : One 2	285 Gallons					
Lighting								
Interior Lighting					di di		**- ***	
Fluorescent	100%		T	2038	* *	10	\$35,000	
			res, Extent : Light,	Area Aff	ected : 100%			
	Location	ı: 1hrough	out The Building					
Egress Lighting	C001			2020	ala -t-	1		
Emergency, Service	60%			2038	**	1		
Exit, Service	40%			2028	\$6,700	1		

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

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

Asset #: 57

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	30%			2028	\$79,200	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	* *	5	\$400	
Alarm								
Security System								
Generic	100%	ı		2028	\$106,100	1	\$20,700	

Mechanical	Current Repair	Current Repair Future Replacement Maintenance			aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2043	* *	1		
	Other Observation, Extent: N/A Location: Throughout	, Area Affected :	100%			
	Explanation: One 4,000 Gallo	on Tank For No. 2	? Fuel			
Conversion Equipment HTHW/HW Exchanger	50%	2029	\$5,100	2	\$1,200	
Ç.	Other Observation, Extent : N/A Location : Basement Explanation : Steam To Hot Wo		·		, ,	
Steam Boiler	50%	2038	* *	1	\$18,900	
	Other Observation, Extent : N/A Location : Basement Explanation : Two Boilers	, Area Affected :	100%			
Distribution						
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	80% 20%	2041 2043	* *	4 4	\$2,300 \$400	
Terminal Devices Convector/Radiator	100%	2038	**	1	\$12,300	
Controls						
Electrical Pneumatic	25% 75%	2028 2031	\$78,600 \$819,600			
Air Conditioning						
Energy Source Electricity	100%	2041	* *	1		

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

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

Asset #: 57

/lechanical	Current Repair			Futur	e Replacement	M	aintenance		
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
ir Conditioning									
Conversion Equipment Interior Pkg Unit - Cooling	10%			2027	\$61,700	2	\$200		
Coomig	Other Obse	rvation F	Extent : N/A, Area A	Affected ·	100%				
			nt Computer Area	ijjecica .	100/0				
			Units Serve This A	rea					
Window/Wall Unit	70%			2028	\$103,400	1			
No Component	20%								
Heat Rejection									
Dry Cooler	10%			2028	\$14,300	2	\$2,700		
No Component	90%								
entilation									
Distribution							*		
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,500		
No Component	60%								
Exhaust Fans	400/			2022	¢(0.200	2	¢500		
Interior Roof	40% 20%	N	¢15 100	2033 2043	\$69,200 * *	2 2	\$500 \$200		
KOOI			\$15,100 re, Area Affected :			2	\$200		
	Location:		ге, лгей лујестей .	10070					
No Component	40%	Ttooj							
umbing	4070								
H/C Water Piping									
Brass/Copper	100%			2043	* *	1			
Water Heater With Tanks									
Gas Fired	100%			2028	\$52,400	2			
	Other Obse	rvation, E	Extent : N/A, Area A	Affected :					
	Location: Basement								
	Explanati	on : One 2	200 Gallon Indirec	t Fired U	nit. Quantity 3				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000:								
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)	1000/			2022	¢11 200	1	¢1 000		
Non-Submersible	100%	mation L	extent : N/A, Area A	2033	\$11,300	4	\$1,800		
	Location .			ујестеи :	100/0				
	Explanati								
Fixtures	Блринин	on . Dupu	ar Omi						
Generic	100%								
ertical Transport	100,0								
Elevators									
Geared Traction	100%			LIFE	* *				
	Other Obse	rvation, E	xtent : Severe, Are	a Affecte	d: 100%				
	Location	: Basemer	t To Sixth Floor						
	Explanati	on : One	Unit In Poor Cond	ition					

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.

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

Asset #: 57

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
No Component	80%						
Generic	20%		2043	* *	1-2	\$2,100	

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

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

Page: 311

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG E

Address : 541 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 02-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,6,8,Ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,364,000	\$1,466,400
Interior Architecture	\$592,900	\$291,600
Electrical	\$69,500	\$1,580,500
Mechanical	\$442,000	\$11,506,500
Total	\$2,468,400	\$14,845,000
Importance Code A	\$1,364,000	\$1,564,700
Importance Code B	\$921,000	\$13,180,600
Importance Code C	\$183,500	\$99,700
Total	\$2,468,400	\$14,845,000

Total	\$537,800	\$164,300	\$171,500	\$196,600
Importance Code C	\$92,500		\$13,900	
Importance Code B	\$239,300	\$164,300	\$142,000	\$196,600
Importance Code A	\$206,000		\$15,700	
Total	\$537,800	\$164,300	\$171,500	\$196,600
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Site Pavements	\$19,800			
Mechanical	\$58,000	\$82,200	\$62,400	\$78,000
Electrical	\$64,900	\$46,600	\$50,700	\$52,300
Interior Architecture	\$153,500		\$13,900	\$30,700
Exterior Architecture	\$206,000		\$9,100	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 126

Architecture	Current Repair	Future Rep	Future Replacement		aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior							
Exterior Walls							
Glass Block	5%	LIFE	* *	5	\$25,300		
Masonry: Brick	-	364,000 LIFE	* *	5	\$324,000		
	Efflorescence, Extent: Mode	rate, Area Affected : 20%					
	Location: Upper Floors	out Madausta Augs Affas	tad . 50/				
	Joint Mortar Miss/Erod, Exte Location : Throughout Exte		еи . 570				
	Sidewalk Shed in Use, Extent		0%				
	Location: Rear Of Building		,,,0				
	Spalling, Extent: Moderate,						
	Location : Throughout Exte						
Masonry: Limestone	5%	LIFE	* *	5	\$30,400		
Metal/Glass Curt Wall	5%	LIFE	* *	5	\$75,900		
Metal Panel	2%	2044	* *	5-10	\$55,700		
	Other Observation, Extent: I Location: Throughout						
	Explanation : These Are Ac		4. 4.	- 10	000.500		
Metal Panel	3%	2044	* *	5-10	\$83,500		
Windows Aluminum	95%	2050	* *	5	\$63,200		
Metal Louvers	5%	2043	* *	10	\$20,800		
Parapets	<u> </u>				Ψ=0,000		
Cast Stone/Terra Cotta	15%	LIFE	* *	5-10	\$33,800		
	Other Observation, Extent: 1	N/A, Area Affected : 15%					
	Location: Parepets						
	Explanation: Wrap And Ne						
Copper/Terne	10%	2069	* *	5	\$3,800		
Masonry: Brick		\$30,800 LIFE	**	5	\$4,800		
	Joint Mortar Miss/Erod, Exte		ted : 25%				
	Location: Throughout All I						
Metal Rail	15% 4+	\$1,600 2039	**	5	\$8,400		
	Other Observation, Extent: 1	Moderate, Area Affected :	15%				
	Location: Throughout Explanation: Paint Peeling	_					
Roof	Explanation . Faint Feeting	<u>;</u>					
Built-Up (BUR)	45%	2034	\$649,000	10	\$54,400		
1 (/	Gravel/Slag Surface, Extent :	Light, Area Affected : 100	-		. ,		
	Location: Throughout						
Fluid Applied Roofing	15% Now	\$43,300 2049	* *				
11 5	Split/Cracked, Extent: Mode						
	Location : Balconies						
Modified Bitumen	25%	2034	\$337,700	10	\$30,200		
	Alligatoring, Extent : Modere		,·		,		
	Location : Throughout	••					
Paver: Asphalt	5%	2037	* *	10	\$9,100		
Single Ply Membrane	10%	2039	* *	10	\$12,100		

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

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

Asset #: 126

Architecture	Current Repair		Future Replacement		M	aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits Cast in Place Concrete		umbling,	\$8,400 Extent : Moderate Overhangs And Bal		* * ffected : 10%	5	\$6,900	
Metal Panel	2%			2054	* *	5-10	\$200	
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$101,700	
Ceramic Tile	2%			2043	* *	5	\$6,600	
Terrazzo	25% Cracking/Cr Location:	umbling,	\$158,700 Extent : Moderate t Corridor	LIFE Area Aj	* * ffected : 2%	5	\$64,800	
Vinyl Tile	66% Cracking/Cr Location :	umbling,	\$123,800 Extent : Moderate	2039 Area Aj	* * ffected : 10%	3	\$82,200	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$27,700	
Concrete Masonry Unit		ation, Ex	\$53,300 extent : Moderate, A	LIFE rea Affe	* * cted : 5%	5	\$11,100	
		Kejriagei	ration Shop		de de		***	
Glass: Single Pane Gypsum Board	2% 30%		\$47,600	LIFE LIFE	**	3	\$16,600 \$99,700	
	Location:	Basemen umbling,	ents, Extent : Light t And Penthouse Extent : Light, Are out		-			
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	Cracking/Cr	_	\$12,500 Extent : Moderate	2039 Area Aj	* * ffected : 10%	5	\$23,800	
	Location:	1 nrougno	Out ————————————————————————————————————					
AcousTileSusp.Lay-In	60%			2047	* *	5	\$152,400	
Gypsum Board	5%		001 (00	LIFE	* *	3-10	\$43,600	
Plaster	20% Cracking/Cr Location:	_	\$31,600 Extent : Moderate, s	LIFE Area Aj	* * ffected : 10%	5	\$31,700	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%			2069	* *			
Retaining Walls						_		
Cast in Place Concrete	50%			2069	* *			
Masonry: Brick	50%			2044	* *			

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

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

Asset #: 126

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,000	2039	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: Adjacent	To Driveway Entr	ance On	Clarkson Avenue			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$10,800	2047	* *			
	Sinking/Su	ıbsiding, Ex	ctent : Light, Area	Affected .	: 2%			
	Location	: Front En	trance					
Parking/Driveway								
Asphalt	100%			2037	* *			

ectrical	Current Repair		Futu	re Replacement	М	aintenance	
stem Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	\$98,300	5	\$1,200	
		tion, Extent : N/A, Area A ectrical Room	lffected :	100%			
		: Main Service Disconne	t Switch	Rated At 5.000 Am	peres.		
Transformers							
Dry Type	100%		2047	* *	5	\$1,100	
7 71	Other Observa	tion, Extent : N/A, Area A	ffected :	100%		•	
	Location : E	ectrical Room					
	Explanation	: 150 Kilovolt Amperes, 4	80 Volts	Primary, 208 / 120	Volts Se	condary	
Switchgear / Switchboard							
Fused Disc Sw	30%		2034	\$139,600	5	\$400	
Fused Disc Sw	20%		2054	* *	5	\$200	
Molded Case Bkrs	45%		2054	* *	5	\$3,400	
Molded Case Bkrs	5%		2034	\$23,300	5	\$400	
Raceway							
Conduit	20%		2034	\$93,400	1		
Conduit	80%		2054	* *	1		
Panelboards							
Fused Disc Sw	5%		2033	\$24,500	5	\$300	
Molded Case Bkrs	90%		2050	* *	5	\$6,800	
Molded Case Bkrs	5%		2033	\$24,500	5	\$400	
Wiring							
Braided Cloth	10,0	-4 \$69,500	2059	* *	1		
		tion, Extent : Moderate, 2	Area Affe	ected : 100%			
	Location: Th	roughout The Building					
	Explanation	: Insulation Aged					
Thermoplastic	90%		2054	* *	1		

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

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

Asset #: 126

Electrical	Current R	epair Fι	ture Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes		Cycle (Yrs)	Estimated Cost	Priorit	
Inder 600 Volts							
Motor Controllers							
Locally Mounted	40%	203			\$800		
Locally Mounted	40%	203		5	\$800		
Motor Control Center	20%	203	**	5	\$1,600		
Ground							
Grounding Devices	1000/	T TT	7E **	_	ΦΩ 400		
Generic	100%	LII	'E **	5	\$8,400		
Stand-by Power							
Transfer Switches	1000/	207	**	1	¢00 100		
Automatic	100%	203		1	\$88,100		
Generators Diesel	100%	203	17 **	1	\$110,900		
Diesei		20. tent : N/A, Area Affecte:	, ,	1	\$110,900		
	Location : Generato		u . 100/0				
		ency Generator Rated .	4t 750 Kilowatts				
Batteries	Explanation . Emerg	ency Generator Ratea	11 / 50 Knowans				
Lead/Acid	100%	202	27 \$2,500	5	\$10,600		
Fuel Storage	10070		Ψ2,000		\$10,000		
Day Tank	10%	204	12 **	5			
,		ctent : N/A, Area Affecte					
	Location : Generato						
	Explanation: 275 G	allons Rated Capacity					
Underground Storage	90%	LII	E **	5			
8		ctent : N/A, Area Affecte		-			
	Location : Undergro	***					
	-	Gallons Rated Capacit	,				
ighting	*						
Interior Lighting							
Fluorescent	60%	203	* *	10	\$122,100		
	Other Observation, Ex	ctent : N/A, Area Affecte	d: 100%				
	Location : Througho	ut The Building					
	Explanation: T-8 La	mps					
LED	40%	204	12 **				
Egress Lighting							
Emergency, Service	50%	203	\$69,800	1			
Exit, LED	50%	204	! 9 **	1			
Exterior Lighting							
LED	30%	203	**				
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100%	200	52 **	5	\$1,300		

Alarm

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

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

Asset #: 126

Electrical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2039	* *	1	\$106,900	
	Other Observation, Extent: N/A, A	rea Affected : 10	00%			
	Location : Hallways, Outside Per	rimeter				
	Explanation : CCTV Surveillance	e Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2034	\$755,100	1-3	\$181,800	
	Other Observation, Extent: N/A, A	rea Affected : 10	00%			
	Location : Throughout The Build	ing				
	Explanation: Strobe Lights, Man	nual Pull Stations	s, Alarm Bells, S	moke De	tectors, Horns	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2044	* *	1		
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Mechanical Room	ı				
<u> </u>	Explanat	ion : Stean	ı From Power Hou	se				
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2037	* *	5	\$13,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$16,400	
Terminal Devices								
Air Handler	50%			2039	* *	1	\$68,600	
			xtent : Light, Area		: 100%			
			se And Room E210.					
	Explanat	ion : See A	ir Conditioning Te	minal D	evices.			
Convector/Radiator	50%			2039	* *	1	\$35,800	
Controls								
Digital	100%			2032	\$8,407,400			
	Other Obse	ervation, E	xtent : Moderate, A	lrea Affe	cted : 100%			
	Location	: Whole Bi	uilding					
	Explanat	ion : Build	ing Management S	vstem				
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 126

Mechanical		Current I	Repair	Futur	re Replacement	M	Maintenance		
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	15%	0-2	\$301,100	2044	* *	1	\$13,900		
Compi/Cimici		d in Place, i : Room E2	Extent : Severe, Ar 2102.	ea Affect	ted : 15%				
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	15%				
		i : Room E2							
Split Unit	20%			2029	\$1,077,000				
Window/Wall Unit	10%			2027	\$85,900	1			
No Component	55%				. ,				
1	Other Obs	ervation, E	Extent : Light, Area	Affected	: 0%				
	Location	ı :							
	Explana	tion : Chill	ed Water From Bui	lding S					
Distribution									
CW & CHW Wtr Pipe/Pump	55%			2044	* *	4	\$6,000		
No Component	45%								
Terminal Devices									
Air Handler/Cool/Ht	55%			2039	* *	1	\$75,400		
Air Handler/Cool/Ht	15%			2042	* *	1	\$20,600		
No Component	30%								
Heat Rejection									
Air Cooled Condenser Unit	15%			2029	\$44,300	2	\$23,200		
Water Cooling Tower	55%			2032	\$283,500	2	\$122,800		
No Component	30%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$195,800		
Exhaust Fans									
Interior	80%			2034	\$804,600	2	\$5,400		
Roof	20%			2034	\$88,000	2	\$1,400		
Plumbing									
H/C Water Piping	000/			•••	* *				
Brass/Copper	80%			2044		1			
Galvanized Steel	20%			2032	\$579,000	1			
HW Heat Exchanger Steam Fired	100%			2044	* *	4	\$21,900		
Sanitary Piping		·						·	
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%			2034	\$58,600	4	\$9,100		
				•	/ *		. ,		

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

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

Asset #: 126

Mechanical	Current Repai	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	4% 2-4	\$3,700 2034	\$6,100	4	\$500	
	Controller Not Working, E.		Affected: 100%			
	Location : Faulty Contro	ol Panel In Basement				
Electric	96%	2034	\$147,100	4	\$16,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement To	10th Floor				
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$111,800	
Sprinkler						
Generic	100%	2044	* *	1-2	\$62,100	
Fire Pump						
Generic	100%	2037	* *	1	\$41,400	

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

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

Page: 319

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 03-Mar-2023 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$50,700	\$50,700
Interior Architecture	\$1,384,400	\$1,015,400
Electrical	\$232,500	\$2,589,900
Mechanical	\$621,600	\$7,947,400
Total	\$2,289,300	\$11,603,400
Importance Code A	\$50,700	\$257,600
Importance Code B	\$1,953,600	\$11,345,900
Importance Code C	\$285,000	
Total	\$2,289,300	\$11,603,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$164,500		\$9,000	
Interior Architecture	\$116,300			\$9,900
Electrical	\$21,200	\$15,100	\$16,100	\$18,100
Mechanical	\$54,500	\$21,400	\$25,100	\$13,700
Site Enclosure	\$40,200			
Site Pavements	\$45,600			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$452,100	\$46,400	\$60,100	\$51,500
Importance Code A	\$167,300		\$9,000	
Importance Code B	\$242,200	\$46,400	\$51,100	\$51,500
Importance Code C	\$42,600			
Total	\$452,100	\$46,400	\$60,100	\$51,500



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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

chitecture	Current Repair	Future Replace	ment	M	Maintenance			
em Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priorit		
rior								
Exterior Walls								
Masonry: Brick	45%	LIFE	* *	5	\$101,400			
	Diagonal Cracks, Extent : Severe, Area	Affected : 15%						
	Location: Bulkheads And Penthouse							
	Horizontal Cracks, Extent : Severe, Area	a Affected : 15%						
	Location: Bulkheads And Penthouse							
	Repairs in Progress, Extent: N/A, Area	Affected : 100%						
	Location : Throughout Exterior							
	Sidewalk Shed in Use, Extent: Moderate, Area Affected: 50%							
	Location : North Facade							
	Spalling, Extent : Severe, Area Affected							
	Location : East Facade, Bulkheads, C		VS.					
	Vertical Cracks, Extent : Severe, Area A, Location : Bulkheads And Penthouse	ffected : 15%						
Granite Panels	35%	LIFE	* *	5	\$59,200			
	Cracking/Crumbling, Extent : Severe, A.	-	*** ,_**					
	Location : North Facade, South Facad							
	Repairs in Progress, Extent : N/A, Area							
	Location : Throughout Exterior	33						
	Staining/Discoloring, Extent : Moderate	, Area Affected : 10	0%					
	Location : Throughout							
Panel: Limestone	10%	LIFE	* *	5	\$16,900			
Taner. Emissione	Cracking/Crumbling, Extent : Severe, A. Location : West Facade	3	Ψ10,700					
	Spalling, Extent : Severe, Area Affected	: 10%						
	Location: West Facade							
	Staining/Discoloring, Extent : Severe, A	rea Affected : 25%						
	Location : West Facade	33						
	Water Penetration, Extent : Severe, Area	a Affected : 25%						
	Location : West Facade	33						
	Other Observation, Extent : N/A, Area A	Iffected : 100%						
	Location : Throughout Exterior	33						
	Explanation : Repairs In Progress							
Slate Panels	5%	LIFE	* *	5	\$8,500			
21000 1 001010	Cracking/Crumbling, Extent : Light, Are			J	Ψ0,200			
	Location: Throughout							
	Repairs in Progress, Extent: N/A, Area	Affected : 100%						
	Location : Throughout Exterior							
Window Wall	5%	2044	* *	5	\$21,100			
Windows		2011			Ψ21,100			
Metal Louvers	5%	2037	* *	10	\$9,000			
	₩ 1 E				42,000			

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

chitecture	Currer	nt Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Parapets							
Masonry: Brick	70% Cracking/Crumbli	ng, Extent : Severe, A	LIFE rea Affec	* * ted : 25%	5-10	\$54,900	
	Location : Throu	-	33				
	Joint Mortar Misso Location : Interio	Erod, Extent : Severe or Face	, Area A <u>f</u>	fected : 50%			
		s, Extent : N/A, Area	Affected	: 100%			
		Severe, Area Affected	: 25%				
Granite Panels	20%		LIFE	* *	5-10	\$27,300	
	-	ng, Extent : Light, Ar Facade And South F		ed : 25%			
	Repairs in Progres Location : Parap	s, Extent : N/A, Area ets Throughout	Affected	: 100%			
	-	ng, Extent : Moderate Facade And South F	-	ffected : 100%			
Panel: Limestone	10%		LIFE	* *	5-10	\$9,900	
	Loose/Miss Fasten Location: Copin	ers, Extent : Severe, . g At Bulkheads	Area Affe	cted : 25%			
	Repairs in Progres Location : Bulkh	s, Extent : N/A, Area eads	Affected	: 100%			
	Other Observation	, Extent : Severe, Are	a Affecte	d : 50%			
	Location : Copin Explanation : Br	g At Buikneaas oken Missing Elemen	ts				
Roof	· P · · · · · · · · ·						
Metal Panel	5%		2039	* *	10	\$5,700	
Panel/Paver: Cer/Brk	3% Now	\$25,500	2064	* *			
	0	ng, Extent : Moderate Roof Fifth Floor Co		fected : 25%			
		ent : Moderate, Area A	•	25%			
		Roof Fifth Floor Co		23/0			
		, Extent : N/A, Area		100%			
	Location: 5th Fl		gyeerea .	100/0			
	Explanation : Re	<u>-</u>					
Single Ply Membrane	2%	2 108.000	2042	* *	10	\$1,200	
Under Construction	90%		2012		10	Ψ1,200	
Soffits	2 2 . 3						
Cast in Place Concrete	100% 4+ Horizontal Cracks	\$16,400 Extent : Moderate, 2	LIFE Area Affe	* * cted : 2%	5	\$27,100	
	Location: Rear I	Entry					

Interior

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

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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

Architecture	C	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	Now	\$31,300	LIFE	* *	5	\$15,700	
Cust in Trace Concrete			nt : Moderate, A		eted · 5%	3	Ψ15,700	
			1echanical Room					
Quarry Tile	30%			2039	* *	5	\$64,700	
	_	_	xtent : Light, Are nd Basement	a Affecte	ed : 5%		,	
Terrazzo	10%			LIFE	* *	5	\$22,500	
	Horizontal C Location :		nt : Moderate, A	rea Affe	cted : 2%		,	
Vinyl Tile	25% Broken/Missi Location:	ing Elemen	\$20,300 ts, Extent : Mode	2034 erate, Ar	\$1,015,400 ea Affected : 1%	3	\$13,500	
Vinyl Tile 9" X 9"	Location:	umbling, Ex Throughout l, Extent : S	'evere, Area Affe			3	\$16,200	
Interior Walls								
Cast in Place Concrete	5%	Now	\$61,300	LIFE	* *			
	Water Penetr	ation, Exte	nt : Moderate, A	rea Affec	cted : 10%			
	Location:	Basement N	1echanical Roon	n				
Concrete Masonry Unit	20%	Now	\$121,200	LIFE	* *	5	\$25,200	
	Water Penetr	ation, Exte	nt : Severe, Area	Affected	l : 5%			
	Location:	Roof Penth	ouse					
Masonry: Brick	10%			LIFE	* *	10	\$9,500	
SGFT/Glazed Masonry	65%			LIFE	* *	10	\$102,500	

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

Architecture	Curr	ent Repair	Future	Replacement	M	Maintenance		
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings	20% Nov	v \$85,300	2039	* *	5	\$16,200		
AcousTileConcealSpLn	Staining/Discolor Location: Thro Water Penetratio Location: Thro	ring, Extent : Moderat nughout n, Extent : Moderate, 2 nughout	e, Area Af	fected : 10%	3	\$10,200		
AcousTileSusp.Lay-In	Location : Base	Elements, Extent : Moc ement Corridor Near E tent : Moderate, Area	Elevator A	nd Lobby	5	\$13,000		
Exposed Struc: Concrete	Staining/Discolor Location: Firs Water Penetratio	v \$595,600 ring, Extent : Severe, A t, Third, Fifth And Bas n, Extent : Moderate, A t, Third, Fifth, Penthol	ement Lev Area Affec	els ted : 15%	5	\$6,100		
Metal Panel	30% Nov Broken/Missing I Location : Base	Elements, Extent : Mod	LIFE derate, Are	* * ca Affected : 20%	5	\$48,600		
Site Enclosure								
Fence/Gates Chain Link	100%		2054	* *				
Retaining Walls Masonry: Fieldstone	100% Nov Joint Mortar Mis Location : Thro	s/Erod, Extent : Mode	2054 rate, Area	* * Affected : 20%				
Site Pavements								
Public Sidewalk Cast in Place Concrete	Location : Thro	ling, Extent : Moderat						
	Location: Thro	ughout						
On Site Wellsware	Explanation : S	caffolding And Sidewa	ilk Bridge	Installed				
On-Site Walkways Pavers/Stone	Location : Rear Other Observation Location : Thro	ling, Extent : Moderat · Entry on, Extent : N/A, Area .	Affected :	100%				
Parking/Driveway	-							
Asphalt	100% 0-2 Cracking/Crumb Location : Thro	ling, Extent : Moderat	2043 e, Area Afj	* * fected : 20%				

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	75%		2034	\$149,600	5	\$400	
	Other Observation, Ex		ffected :	100%			
	Location : Electrical		_				
	Explanation: Two M	fain Service Disco					
Fused Disc Sw	25% Other Observation, Ex Location: Electrical	Room			5	\$100	
g : 1 /g : 11 1	Explanation: Main S	Service Switch Ra	ted At 1,.	200 Amperes			
Switchgear / Switchboard Air Circuit Breaker	100%		2034	\$166,200	5	\$500	
Raceway	1000/		2024	0110 500	1		
Conduit	100%		2034	\$118,500	1		
Panelboards	50/		2022	¢ (100	-	¢100	
Fused Disc Sw	5%		2033	\$6,100	5	\$100	
Molded Case Bkrs	95%		2033	\$116,300	5	\$2,300	
Wiring Braided Cloth	90% 2-4 Insulation Aged, Exten Location : Througho		2059 a Affecte	* * d : 100%	1		
Thermoplastic	10%	ui The Building	2034	\$17,800	1		
Motor Controllers							
Locally Mounted	30%		2032	\$90,900	5	\$200	
Motor Control Center	70%		2032	\$117,200	5	\$1,800	
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Stand-by Power							
Transfer Switches	100%		2022	\$14,000	1	\$29,600	
Automatic	100%		2032	\$14,000	1	\$28,600	
Generators Diesel	100% Other Observation, Ex Location : Generato		2030 Effected :	\$111,100 100%	1	\$36,000	
	Explanation : Emerg		ated At	150 Kilowatts			
Batteries	1						
Lead/Acid	100%		2025	\$2,500	5	\$3,400	
Fuel Storage							
Main Tank	100% Other Observation, Ex Location: Generator Explanation: 275 G	r Room		* * 100%	5		
Lighting	<u> Бършиния</u> . 275 Об	anons raica capt	icity				

Lighting

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

Electrical	Current Repair	Futui	re Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	85%	2029	\$1,229,800	10	\$72,500	
	Other Observation, Extent:		100%			
	Location: Throughout The	Building				
	Explanation: T-8 Lamps					
LED	15%	2042	* *			
Egress Lighting						
Emergency, Service	50%	2034	\$29,300	1		
Exit, Service	5%	2029	\$2,100	1		
Exit, Battery	45%	2039	* *	10	\$2,800	
Exterior Lighting						
HID	15%	2029	\$66,600	10		
LED	15%	2042	* *			
No Component	70%					
Alarm						
Security System						
Generic	100%	2034	\$178,500	1	\$34,700	
	Other Observation, Extent:	-	100%			
	Location : Hallways, Outsi					
	Explanation : CCTV Surve	illance Cameras				
Fire/Smoke Detection	1000/		001555		4-0 0-0	
Generic, Analog	100%	2034	\$245,300	1-3	\$59,000	
	Other Observation, Extent:	***	100%			
	Location : Throughout The	0				
	Explanation : Strobe Lights	s, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Plant Campus Steam / PRV	100%	2044	* *	1			
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Basement Mechanical Roo	m					
	Explanation : Steam From Power Pla	nt					
Conversion Equipment							
Pres. Reducing Valve/LP	100%	2030	\$57,200	5	\$5,500		
Steam							
Distribution							
Central Plant Steam	100%	2034	\$2,673,900	4	\$6,900		
Piping/Pmp							

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

Mechanical		Current Repair		Futu	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%	0-2	\$429,500	2044	* *	1	\$20,700	
			re, Area Affected : And Sac1 In Penth		d 2 Units In Sub-ba	isement.		
Convector/Radiator	40%			2032	\$311,000	1	\$12,000	
Fan Coil Unit/Heat	20%			2029	\$471,500	1	\$6,000	
Controls					· · · · · · · · · · · · · · · · · · ·		. ,	
Digital	98%			2032	\$2,676,400			
C	Other Obse	ervation, E.	xtent : N/A, Area A	ffected :				
		: Whole Bi	iilding					
	Explanati	ion : Bms						
Electrical	2%			2032	\$10,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment	400/			2027	* *		0.40.200	
Centrifugal, Elec Chille		Guicanaust I	Entant Light Ange	2037		1	\$40,300	
		rigerani, E : Basemen	Extent : Light, Area t	і Ајјестес	1:40%			
0.15.77		. Dusemen	ı	2024	0.45.200			
Split Unit	2%			2034	\$45,200	1		
Window/Wall Unit Distribution	58%			2029	\$208,900	1		
CW & CHW Wtr	40%			2044	* *	4	\$1,800	
Pipe/Pump	4070			2044		4	\$1,000	
No Component	60%							
Terminal Devices	0070							
Air Handler/Cool/Ht	40%			2034	\$738,000	1	\$23,000	
No Component	60%				4.23,000		4,	
Heat Rejection								
Water Cooling Tower	40%	0-2	\$3,800	2028	\$192,100	2	\$30,000	
-	Leak Evide	nt, Extent .	: Moderate, Area A	Iffected :	100%			
	Location	: Roof						
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$49,300	
No Component	40%							
Exhaust Fans								
Interior	70%			2029	\$295,200	2	\$2,000	
Roof	30%			2029	\$55,400	2	\$900	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		
HW Heat Exchanger	10070			2044		1		
Steam Fired	100%			2034	\$459,800	4	\$13,800	
Swalli Filed	10070			2034	φ 1 ,37,000	+	\$13,000	

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY

Asset #: 108

Mechanical	Current Rep	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$16,800	LIFE	* *	1		
	Blockage /Clogged, Exte	ent : Moderate, A	Area Affe	cted : 100%			
	Location: Basement						
Sump Pump(s)							
Non-Submersible	100%		2029	\$19,000	4	\$2,900	
Sewage Ejector(s)							
Electric	100% Now	\$1,000	2029	\$49,800	4	\$3,700	
	Damaged, Extent : Mod	erate, Area Affed	eted : 100	0%			
	Location: Basement						
Backflow Preventer							
Generic	100%		2034	\$42,500	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Outdoor En						
	Explanation : Located	Outside Buildin	g				
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Exte	,	ffected :	100%			
	Location: Basement To 5th Floor						
	Explanation: 2 Units.	No Ventilation (Or Coolin	ig In Elevator Mac	chine Roo	om.	
ire Suppression							
Standpipe	1000/		•••				
Generic	100%		2044	* *	1-5	\$46,900	

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 03-Mar-2023 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327718

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$953,700	\$1,022,100		
Interior Architecture	\$1,027,000	\$600,800		
Electrical		\$1,615,300		
Mechanical	\$74,400	\$12,803,200		
Total	\$2,055,100	\$16,041,400		
Importance Code A	\$953,700	\$1,022,100		
Importance Code B	\$509,000	\$14,741,300		
Importance Code C	\$592,400	\$278,000		
Total	\$2,055,100	\$16,041,400		

Total	\$635,200	\$211,100	\$370,600	\$248,100
Importance Code C	\$82,900			\$33,100
Importance Code B	\$403,100	\$211,100	\$318,600	\$215,100
Importance Code A	\$149,200		\$52,000	
Total	\$635,200	\$211,100	\$370,600	\$248,100
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Site Pavements	\$28,800			
Site Enclosure	\$5,400			
Mechanical	\$201,400	\$106,900	\$179,500	\$91,300
Electrical	\$96,100	\$48,900	\$49,900	\$54,500
Interior Architecture	\$99,100		\$39,300	\$47,100
Exterior Architecture	\$149,200		\$46,600	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 107

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$64,900	
Metal Sect. OHD	1% Now	\$6,400	2039	* *	5	\$5,400	
	Unit Inoperable, Exten Location : Basement			d : 50%			
Pre-Cast Concrete	59%		LIFE	* *	5	\$1,327,500	
	Other Observation, Ex	tent : N/A, Area A	lffected :	100%			
	Location : Building I	Elevations Below	Roof Leve	el			
	Explanation : Unifor	m Finish Panel S	ystem				
Pre-Cast Concrete	20%		LIFE	* *	5	\$450,000	
	Other Observation, Ex	tent : N/A, Area A	Iffected :	100%		, ,	
	Location : Building I	Elevations Below	Roof Leve	el			
	Explanation : Linear	Ribbed Finish Sy	stem				
Stucco Cement	15%		2047	* *	5	\$129,800	
Staces Cement	Other Observation, Ex	tent : N/A, Area A	Iffected :	100%		, ,,,,,,,	
	Location : Mechanical Penthouse. Bulkhead Wall At Roof Levels						
	Explanation : Referri	ing To An Exterior	r Insulati	on And Finish Sys	tem Prod	luct	
Windows	-						
Aluminum	98% Now	\$26,700	2050	* *	5	\$13,700	
	Glazing Broken/Crack	ed, Extent : Light,	, Area Aff	fected : 1%			
	Location: Patients F	loor					
Metal Louvers	2%		2043	* *	10	\$3,500	
Parapets							
Concrete Masonry Unit	60%		LIFE	* *	5-10	\$37,700	
	Other Observation, Ex	tent : N/A, Area A	Iffected :	100%			
	Location : Throughor	ut					
	Explanation : Exterio	or Finish Is An Ex	terior Ins	sulation And Finis	h System	Product	
Metal Rail	35%		2047	* *	5-10	\$72,500	
Metal: Cage/Fence	5%		2047	* *	5-10	\$4,400	
C	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: 7th Floor						
	Explanation: 7th Flo	oor Walk Out Roo	f Area Pa	rapets			

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

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

Asset #: 107

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof			** ***					
IRMA/Protected Membrane	7%	2-4	\$3,600	2039	* *			
			xtent : Light, Area	Affected	: 2%			
	Location	: Roof Dro	ains					
IRMA/Protected Membrane	65%			2039	* *	10	\$68,400	
Plaza Roof: Stone Panel	s 20%			2054	* *			
Single Ply Membrane	5%			2039	* *	10	\$5,300	
			Extent : Light, Area	Affected	: 100%			
			r Walk Out Roof					
	Explanat	ion : 7th F	loor Walk Out Roo	f Areas (Contained An Astro	turf Surf	ace	
Sloped Glazing	3%			LIFE	* *	5	\$84,200	
	Other Obse	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Front An	nd Rear Entrances					
	Explanat	ion : Exter	ior Entry Canopies	:				
Soffits								
Cast in Place Concrete	90%			LIFE	* *	5	\$15,000	
Exposed Struc: Steel	10%			LIFE	* *	5	\$1,000	
			Extent : N/A, Area A	ffected :	100%			
			nd Rear Entrances					
	Explanat	ion : Exter	ior Entry Canopy					
nterior Floors								
Cast in Place Concrete	10%	4+	\$78,100	LIFE	* *	5	\$98,300	
cust in I face concrete		· = ·	Extent : Light, Are		ed : 2%	J	Ψ,0,500	
	_	: Basemen	O	33				
Ceramic Tile	5%			2043	* *	5	\$22,500	
Terrazzo	3%			LIFE	* *	5	\$21,100	
Traffic Topping	7%			2039	* *	5	\$39,300	
Traini Topping	,	ervation, E	Extent : Light, Area		: 100%		<i>\$23,200</i>	
		: Bathrooi	-	55				
	Explanat	ion : Epox	y Flooring With Ab	rasive To	opping			
Vinyl Tile	5%	0-2	\$12,700	2039	**	3	\$8,400	
, 2 2.110	_		Extent : Light, Are		ed : 1%	J	ψο, του	
	-	: Basemen	_	00				
Vinyl Tile	70%			2039	* *	3	\$117,900	
villy1 111C	/0/0			2039		J	Ψ117,200	

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

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

Asset #: 107

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
Interior	L							
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$82,700	
Ceramic Tile	10%			2043	* *	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	
			Extent : Light, Area					
			rs With The Except	-				
			Half Of Almost Eve e Horizontal Impac			Finishe	d In Wall	
Ceilings								
AcousTileSusp.Lay-In	75%			2047	* *	5	\$336,900	
Exposed Struc: Concrete				LIFE	* *	5-10	\$28,100	
	Location	ı : Basemer		Affected	: 100%			
	Explana	tion : Base	ment Ceiling					
Exposed Struc: Steel	10%			LIFE	* *	10	\$89,800	
	Location	ı : Penthou	-					
			ugated Decking Ov					
Gypsum Board	10%			LIFE	* *	5-10	\$154,400	
Site Enclosure								
Fence/Gates	2.50/			2054	de de			
Chain Link	25%		Ø5.400	2054	* *			
Iron Picket			\$5,400 Extent : Light, Area out	2069 Affected				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2047	* *			
Pavers/Stone	10%		\$2,600	2043	* *			
	_	d/Bulging, 1 : North Si	Extent : Moderate, dewalk	Area Aff	ected : 15%			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway Asphalt	_		\$26,200 Extent: Light, Are	2043 ea Affecte	* * ed : 10%			

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

Under 600 Volts

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

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

Asset #: 107

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$1,300	
	Other Observation, Extent : N/A, Area	a Affected: 100%				
	Location: Electrical Room	D . 14.4000		, ,		
T. C	Explanation: 2 Main Service Switch	ies Rated At 4,000	Amperes E	ach		
Transformers Dry Type	100%	2047	* *	5	\$1,100	
Dry Type	Other Observation, Extent: N/A, Area			3	\$1,100	
	Location: Electrical Room	111Jecieu : 10070				
	Explanation: 500 Kilovolt Amperes	480 Volts Primar	v 208 / 120) Volts Se	condary	
Switchgear / Switchboard			, . = , 			
Fused Disc Sw	60%	2054	* *	5	\$800	
Molded Case Bkrs	40%	2054	* *	5	\$3,200	
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Fused Disc Sw	30%	2050	* *	5	\$2,100	
Molded Case Bkrs	70%	2050	* *	5	\$5,500	
Wiring						
Thermoplastic	100%	2054	* *	1		
Motor Controllers	-00/		4.4.	_	44.000	
Locally Mounted	50%	2047	**	5	\$1,000	
Variable Frequency	50%	2047	* *			
Drive						
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$8,800	
Stand-by Power	10070	LH L			Ψ0,000	
Transfer Switches						
Automatic	100%	2047	* *	1	\$92,300	
Generators						
Diesel	100%	2043	* *	1	\$116,200	
	Other Observation, Extent: N/A, Area	a Affected : 100%				
	Location: Outdoor Enclosure					
	Explanation : Emergency Generator	Rated At 1,750 K	ilowatts			
Batteries				_		
Nickel Cadmium	100%	2029	\$2,500	5	\$66,900	
Fuel Storage	1000/	20.65		_		
Main Tank	100%	2062	* *	5		
	Other Observation, Extent: N/A, Area Location: Outside	і Ајјестеа : 100%				
		ata Patina Canasi	511			
Lighting	Explanation : No Available Nameple	ue Kaung Capacu	y			

Lighting

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

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

Asset #: 107

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	80%	2039	* *	10	\$220,200	
	Other Observation, Extent: N/A, Area		100%			
	Location : Throughout The Building	-				
	Explanation: T-8 Lamps					
Fluorescent	10%	2039	* *	10	\$27,500	
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location: Lobby, Hallways					
	Explanation: Compact Fluorescent	Lights				
LED	10%	2042	* *			
Egress Lighting						
Emergency, Service	45%	2039	* *	1		
Emergency, Battery	5%	2039	* *	10	\$3,600	
Exit, Service	25%	2039	* *	1		
Exit, Battery	25%	2039	* *	10	\$5,100	
Exterior Lighting						
HID	15%	2039	* *	10	\$100	
LED	15%	2042	* *			
No Component	70%					
Alarm						
Security System						
Generic	100%	2034	\$576,000	1	\$112,100	
	Other Observation, Extent: N/A, Area		100%			
	Location : Hallways, Outside Perim	eter				
	Explanation: CCTV Surveillance Co	ameras				
Fire/Smoke Detection						
Generic, Analog	100%	2034	\$791,500	1-3	\$190,500	
	Other Observation, Extent : N/A, Area		100%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manua	l Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2044	* *	1		
PRV						
	Other Observation, Exten	t : Light, Area Affected	' : 100%			
	Location : Basement Me	echanical Room				
	Explanation · High Pres	s Steam From Hospita	l Power Plant			

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

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

Asset #: 107

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating		•				
Conversion Equipment Heat Exchanger, Shell & Tube	40%	2037	* *			
	Other Observation, Extent: La Location: Basement Mechan Explanation: Two Steam To Units	nical Room		eat Coils	: And Terminal	
Pres. Reducing Valve/LP Steam	60%	2037	* *	5	\$10,700	
	Other Observation, Extent : Li Location : Basement And Pe Explanation : 2 Stations					
Distribution						
Hot Wtr Piping/Pump	40%	2050	**	4	\$8,900	
Central Plant Steam Piping/Pmp	60%	2054	**	4	\$13,300	
Terminal Devices						
Air Handler	60%	2034	\$3,464,700	1	\$111,400	
	Other Observation, Extent: La Location: Basement And Pe	nthouse				
	Explanation: Reheat Coils S	Serving All Constan	t Volume System F	For 15 U	nits.	
Convector/Radiator	20%	2047	* *	1	\$19,400	
Unit Heater - Steam	20%	2039	* *	4	\$5,500	
Controls						
Digital	100% Other Observation, Extent: N. Location: Whole Building Explanation: Building Mana		\$8,812,900 100%			
ir Conditioning						
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment Centrifugal, Elec Chiller		2037	* *	1	\$308,500	
	Other Observation, Extent: La Location: Basement Mechan	nical Room				
Interior Pkg Unit -	Explanation : Three Chillers 5%	2035	**	2	\$900	
Cooling	R-134a Refrigerant, Extent : L	ight Area Affected	. 5%			
	Location: Various Locations		. 570			
	Other Observation, Extent: La Location: 7 Floors With 2 C	ght, Area Affected	: 5%			
	Explanation: Data Commun Emergency Generator Room	ication Closets Dx	System 100 Perce	nt Back (Up And One For	

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

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

Asset #: 107

Mechanical	Current	Current Repair Future Replacement Maintena		aintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•						
Distribution							
CW & CHW Wtr	95%		2054	* *	4	\$21,100	
Pipe/Pump							
No Component	5%						
Terminal Devices	0.50/		2020	* *		Φ17.C 200	
Air Handler/Cool/Ht	95% Other Observation,	Frederick . I in Lat. Assess	2039		1	\$176,300	
		extent : Light, Area ent And Penthouse M					
		stant Volume With R					
No Commonant	5%	siani voiume viin N	генеш го	r 10 Units			
No Component	370						
Heat Rejection Evaporative Condenser	5%		2039	* *	2	\$10,500	
Water Cooling Tower	95%		2035	* *	2	\$286,900	
Ventilation	7570		2033			Ψ200,700	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$265,000	
Exhaust Fans							
Interior	60%		2039	* *	2	\$5,500	
Roof	40%		2034	\$238,200	2	\$3,700	
	Broken, Extent: Sev Location: 1 Roof	ere, Area Affected : Exhaust Fan Is Not					
Plumbing	·						
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
	Other Observation, Location: Baseme		Affected	: 100%			
	Explanation : Dup	lex Booster Pumps	With Clay	rton Valves			
Water Heater With Tanks							
Gas Fired	100% Other Observation, Location: Baseme Explanation: 3 Us			\$52,400 100%	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	50%		2039	* *	4	\$3,200	
Submersible	50%		2028	\$4,700	4	\$4,800	
	Other Observation, Location: Baseme	Extent : Light, Area ent Mechanical Room		: 50%			
	Explanation: One	For Basement Sani	tary And	Floor Drain			
Sewage Ejector(s)							
Electric	100%		2034	\$160,700	4	\$17,900	
		ent Mechanical Room		: 100%			
	Explanation : Dua	l Unit Lead, Lag					

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER

Asset #: 107

Mechanical	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Backflow Preventer							
Generic	100% 4+	\$13,700	2042	* *	1	\$16,500	
	Other Observation, E	0	Affected :	100%			
	Location: Basemen						
	Explanation : Corre	osion On Service V	alve				
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E						
	Location : Seven Un		h Floor, Or	ie Unit From Bas	ement To	Roof	
	Explanation: 8 Uni	its					
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$151,300	
Sprinkler							
Generic	100%		2054	* *	1-2	\$84,100	
Fire Pump							
Generic	100% 0-2	\$29,300	2037	* *	1	\$50,400	
	Malfunctioning, Exte		ected : 100	0%			
	Location : Fire Pun	ıp Room					

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 01-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,9,10,Ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$206,200	\$261,700
Interior Architecture	\$3,305,100	\$15,107,700
Electrical	\$417,000	\$5,770,300
Mechanical	\$542,600	\$17,967,800
Site Enclosure	\$212,800	
Site Pavements	\$55,900	
Total	\$4,739,700	\$39,107,400
Importance Code A	\$206,200	\$320,700
Importance Code B	\$3,253,400	\$38,613,500
Importance Code C	\$1,280,000	\$173,300
Total	\$4.739.700	\$39,107,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,300		\$11,200	
Interior Architecture	\$141,600		\$4,200	\$27,900
Electrical	\$43,800	\$35,700	\$39,400	\$42,300
Mechanical	\$36,100	\$23,000	\$36,800	\$17,600
Site Enclosure	\$9,700			
Site Pavements	\$19,200			
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$297,200	\$102,100	\$135,100	\$131,300
Importance Code A	\$3,300		\$16,700	
Importance Code B	\$202,000	\$102,100	\$118,300	\$131,300
Importance Code C	\$91,900			
Total	\$297,200	\$102,100	\$135,100	\$131,300



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

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

Asset #: 106

Architecture	Current Repair	Future Replacem	Future Replacement M		laintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior									
Exterior Walls									
Masonry: Brick	93%	LIFE	* *	5	\$412,500				
	Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Exterior Walls								
	Sidewalk Shed in Use, Extent:	Light, Area Affected : 100%							
	Location : Exterior Throughou	Location: Exterior Throughout							
Masonry: Granite	2% Joint Mortar Miss/Erod, Extent Location: East Facade At Ret Repairs in Progress, Extent: N Location: Exterior Walls	taining Wall	**	5	\$6,700				
	Water Penetration, Extent : Mod Location : East Facade At Ret	**							
Metal Panel	5% Staining/Discoloring, Extent: N Location: Throughout Other Observation, Extent: N/A Location: Throughout		**	5-10	\$76,200				
	Explanation : Repairs In Prog	ress, Material Actually Lead	Panels	,					
Windows									
Bronze/Brass	3%	2042	* *	5	\$22,400				
Under Construction	97%								
Parapets	1000/								
Under Construction	100%								
Roof Clay Tile	48% Gut/DS Non Func/Miss, Extent Location : Penthouse	2064 : Severe, Area Affected : 25%	* *	10	\$43,300				
	Repairs in Progress, Extent : N/A, Area Affected : 100% Location : Upper Roof								
Copper/Terne	2% Deformed/Dented, Extent: Mod Location: Steeple Repairs in Progress, Extent: N		* *	10	\$4,500				
	Location : Steeple								
Under Construction	50%								

Interior

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

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

Asset #: 106

vstem		Current F	Repair	Futur	e Replacement	М	aintenance	
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Cast in Place Concrete	Cracking/ Location Ponding,	n : Basemen	ere, Area Affected		* * Gected : 10%	5	\$30,500	
Ceramic Tile	3%			2037	* *	5	\$8,400	
Quarry Tile	2% Broken/M	Now	\$8,400 ents, Extent : Light at Kitchen	2039 t, Area Aj	* * ffected : 5%	5	\$4,200	
Terrazzo	_		Extent : Light, Are	LIFE ea Affecte	* * ed : 2%	5	\$43,600	
Vinyl Tile	Cracking/	Now Crumbling, 1 : 1st Floor	\$23,700 Extent : Moderate	2039 e, Area A <u>j</u>	* * Gected : 1%	3	\$15,700	
Vinyl Tile 9" X 9"	Broken/M Location Worn/Ero	ı : Through	: Moderate, Area A			3	\$68,000	
Interior Walls								
C4: D1	50/-	3A T			* *			
Cast in Place Concrete	Water Pen	Now netration, E: n : Sub-base	\$92,300 xtent : Severe, Area ement	LIFE a Affectea				
Cast in Place Concrete Ceramic Tile	Water Pen Location 5% Broken/M	netration, Ex n : Sub-base Now	xtent : Severe, Area ement \$26,700 ents, Extent : Mode	2037	1:20%	5	\$11,900	
Ceramic Tile Gypsum Board	Water Pen Location 5% Broken/M Location 5%	netration, E. n : Sub-base Now issing Elem n : Basemen	xtent : Severe, Area ement \$26,700 ents, Extent : Mode	2037 erate, Ar	1 : 20% * * ea Affected : 2% * *	5-10	\$40,400	
Ceramic Tile	Water Pen Location 5% Broken/M Location	netration, E. n : Sub-base Now issing Elem n : Basemen	extent : Severe, Area ement \$26,700 ents, Extent : Mode at Kitchen	a Affected 2037 erate, Arc	* * ea Affected : 2% ** **		\$40,400 \$10,700	
Ceramic Tile Gypsum Board	Water Pen- Location 5% Broken/M Location 5% 5% 55% Cracking/ Location Paint Pee- Location Repairs in Location Water Pen-	netration, E. Now issing Elem n: Basemen Now Crumbling, n: Stair To ling, Extent n: Stair To n: Progress, n: 10th Ana metration, E.	xtent : Severe, Area ement \$26,700 ents, Extent : Mode	2037 erate, Ard LIFE LIFE LIFE rea Affector, 8th 1 ected: 20 Affected	** ea Affected : 2% ** ** ** ** ted : 20% Floor % Floor : 50%	5-10	\$40,400	
Ceramic Tile Gypsum Board Metal Panel	Water Penda Location 5% Broken/M Location 5% 55% Cracking/ Location Paint Peeda Location Repairs in Location Water Penda Location Water Penda 20% Water Penda Location Water Pend	Now issing Elem n: Basemen Now Crumbling, n: Stair To ling, Extent n: Stair To n Progress, n: 10th Ana metration, E. n: 9th Floor	xtent : Severe, Area ement \$26,700 ents, Extent : Mode at Kitchen \$649,600 Extent : Severe, Area Affe Upper Roof, 9th Fl : Severe, Area Affe Upper Roof, 9th Fl Extent : N/A, Area : I 11th Floor xtent : Severe, Area r And 8th Floor \$174,500 xtent : Moderate, A	2037 erate, Ard LIFE LIFE LIFE rea Affected: 20 door, 8th in Affected a Affected	* * ea Affected : 2% ** ted : 20% Floor 9% Floor : 50% 1 : 25% * *	5-10 10	\$40,400 \$10,700	

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

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

Asset #: 106

Architecture	Current l	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings	15% Now	\$57.700	2039	* *	5	\$17,000		
AcousTileSusp.Lay-In	Broken/Missing Elem Location: Through Water Penetration, E Location: 5th Floo	out xtent : Moderate, A	t, Area Aff rea Affect	ected : 10% ed : 5%	3	\$17,000		
Exposed Struc: Concrete	15% Now	\$260,000	LIFE	* *	5	\$5,300		
-	Cracking/Crumbling, Location: Sub-base	ement						
	Other Observation, E Location: Sub-base Explanation: Expo	ement						
Plaster	70% Now	\$492,500	LIFE	**	5	\$99,000		
Tuster	Broken/Missing Elem Location: Basemen	nents, Extent : Seve		ffected : 2%	3	Ψ,000		
	Cracking/Crumbling, Location : 8th Floo		rea Affect	ed : 10%				
	Paint Peeling, Extent		ected: 15	%				
	Location: 8th, 9th		100 1	50/				
	Water Penetration, E Location: 8th Floo		Ајјестеа	: 3%				
Site Enclosure								
Fence/Gates								
Iron Picket	100% Now Corrosion/Rusting, E Location: New Yor		2054 Irea Affec	* * ted : 25%				
	Impact Damage, Exte Location : New Yor		a Affected	l : 10%				
Free Standing Walls								
Masonry: Brick	75% Now Broken/Missing Elem Location: New Yor		2044 erate, Are	* * a Affected : 5%				
	Cracking/Crumbling, Location : New Yor	Extent : Light, Are	ea Affected	d : 2%				
	Joint Mortar Miss/En Location : New Yor		Area Affe	cted : 20%				
Masonry: Fieldstone	25% 0-2 Joint Mortar Miss/En Location : East Fac		2044 ate, Area	* * Affected : 25%				
Site Pavements								
Public Sidewalk Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Location: Through		2047 ea Affected	* * d : 5%				

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

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

Asset #: 106

Architecture		Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$18,700	2039	* *			
	U	/Crumbling n : Through	, Extent : Moderate out	, Area Aj	ffected : 5%			
	Misaligned/Bulging, Extent : Light, Area Affected : 1% Location : South Walkways				d : 1%			
		servation, E n : Through	Extent : N/A, Area A out	lffected :	100%			
	Explana	ation : Sidev	walk Shed In Use					
Parking/Driveway								
Asphalt	100%	Now	\$55,900	2037	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%				ed : 10%			
	Location	n : Through	out					
	0.	Extent : Mo n : Through	oderate, Area Affect out	ted : 10%	ó			
		Extent : Mo n : Through	oderate, Area Affec out	ted : 10%	6			

ectrical	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	60%	2034	\$59,000	5	\$600		
	Other Observation, Extent	N/A, Area Affected :	100%				
	Location : Electrical Roo	m					
	Explanation : Main Servi	ce Disconnect Switch	Rated At 2,000 Am	peres.			
Fused Disc Sw	40%	2054	* *	5	\$400		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Electrical Roo						
	Explanation : Main Servi	ce Disconnect Switch	Rated At 1,200 Am	peres.			
Transformers	*			•			
Dry Type	100%	2047	* *	5	\$800		
Switchgear / Switchboard							
Fused Disc Sw	80%	2034	\$372,300	5	\$800		
Fused Disc Sw	20%	2054	* *	5	\$200		
Raceway							
Conduit	90%	2034	\$420,200	1			
Conduit	10%	2054	* *	1			
Panelboards							
Molded Case Bkrs	90%	2033	\$440,800	5	\$5,200		
Molded Case Bkrs	10%	2042	* *	5	\$600		

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

Note:

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

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

Asset #: 106

Electrical	Current Repai	ent Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring	600/	***				
Braided Cloth	60% 2-4 Insulation Aged, Extent : M Location : Throughout T	***	* * ed : 100%	1		
Thermoplastic	40%	2044	* *	1		
Motor Controllers						
Locally Mounted	80%	2032	\$509,000	5	\$1,200	
Variable Frequency Drive	20%	2051	* *			
Ground						
Grounding Devices Not Accessible	100%					
tand-by Power						
Transfer Switches	600/			_		
Automatic	60%	2047	**	1	\$40,400	
Automatic	40%	2032	\$42,700	1	\$26,900	
Generators Diesel	100%	2037	**	1	\$84,800	
	Other Observation, Extent Location: Generator Ro	om				
D. "	Explanation : Emergency	y Generator Rated At 1	150 Kilowatts			
Batteries Lead/Acid	100%	2027	\$2,500	5	\$8,100	
Fuel Storage	1000/	20.40	* *	~		
Main Tank	100% Other Observation, Extent Location: Generator Ro Explanation: 150 Gallon	om		5		
ighting	Zuprumum. 100 Gumo.	is travear capacity				
Interior Lighting						
Fluorescent	85%	2034	\$2,465,900	10	\$145,400	
	Other Observation, Extent Location : Throughout T	he Building	100%			
	Explanation: T-8 Lamps					
LED	15%	2042	* *			
Egress Lighting	4-0/		A	_		
Emergency, Service	45%	2034	\$52,900	1	44.44	
Emergency, Battery	5%	2034	\$16,000	10	\$2,300	
Exit, Service	10%	2034	\$8,200	1	47.00 0	
Exit, Battery	40%	2034	\$108,100	10	\$5,000	
Exterior Lighting	150/	2024	¢1 <i>EC</i> 700	10	#100	
HID	15%	2034	\$156,700 * *	10	\$100	
LED No Commonant	15%	2042	-1- A			
No Component	70%					

Alarm

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

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

Asset #: 106

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2034	\$420,200	1	\$81,800	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Hallways, Outside Perime	ter				
	Explanation : CCTV Surveillance Ca	meras				
Fire/Smoke Detection						
Generic, Analog	100%	2034	\$577,300	1-3	\$139,000	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout The Building					
	Explanation : Smoke Detectors, Alar	m Bell, Str	obe Lights, Manua	al Pull St	ations, Horns	

Mechanical		Current I	Repair	Futu	Future Replacement Maintenance		aintenance		
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%			2044	* *	1			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
		: Basemen	-	55					
	Explanat	ion : Stean	n From Power Plar	ıt					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2037	* *	5	\$11,100		
Distribution									
Central Plant Steam Piping/Pmp	100%	Now	\$268,100	2034	\$5,361,600	4	\$9,200		
	Leak Evide	ent, Extent	: Moderate, Area A	Iffected :	100%				
	Location	: Basemer	nt Condensation Pu	mp Is Le	eaking				
Terminal Devices									
Air Handler	20%			2029	\$717,600	1	\$23,100		
Convector/Radiator	80%			2032	\$1,247,300	1	\$48,200		
Controls Digital	100%			2032	\$6,428,200				
_		ervation E	Extent : Moderate, A						
		: Whole B		1764 21336	cieu . 10070				
			uuuug ling Management S	vstem					
Air Conditioning				•					
Energy Source									
Electricity	100%			2042	* *	1			

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

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

Asset #: 106

Mechanical	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment Exterior Pkg Unit -	10%		2029	\$209,100	2	\$1,100	
Cooling	Location: Third F	•	Affected	: 10%			
Ext Pkg Unit -	Explanation : Refi	rigerant K-40/	2029	\$320,300	2	\$1,100	
Heating/Cooling	R-22 Refrigerant, E Location : Roof	xtent : Light, Area A	ffected :	10%			
Window/Wall Unit No Component	60% 20%		2029	\$433,400	1		
entilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$164,600	
Exhaust Fans Interior	_	\$228,300 Extent : Severe, Area in Penthouse South	2029 Affected	\$761,100 : 20%	2	\$4,100	
Roof	10%		2029	\$37,000	2	\$600	
lumbing	1070			427,000			
H/C Water Piping							
Brass/Copper	80%		2044	* *	1		
Galvanized Steel	20%		2032	\$486,800	1		
HW Heat Exchanger Steam Fired	100%		2034	\$922,000	4	\$27,700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2039	* *	4	\$4,600	
Sewage Ejector(s) Electric	100%		2029	\$117,200	4	\$13,100	
Backflow Preventer Generic	100%		2034	\$85,200	1	\$11,400	
Fixtures							
Generic	100%						
ertical Transport							
Elevators Geared Traction	100%		LIFE	* *			
Geared Haction	Other Observation,	Extent : N/A, Area A uits From Basement	ffected :	100%	om Basel	ment To 10th	

Fire Suppression

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

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

Asset #: 106

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2034	\$877,900	1-5	\$97,500	
Sprinkler						
No Component	75%					
Generic	25%	2044	* *	1-2	\$13,100	
Chemical System						
No Component	98%					
Generic	2%	2029	\$900	1-3	\$4,500	
	Other Observation, Extent:	Moderate, Area Affec	cted : 100%			
	Location : 1st Floor And E	Basement				
	Explanation: 1st Floor, Sy		re Feet (10x4).Ba	sement, L	System Covers 16	
	Square Feet (4x4). Ansel S	ystem.				

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE

Address : 577 CLARKSON AVENUE

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 72,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 03-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,062,000	\$259,100
Interior Architecture	\$1,182,300	\$218,400
Electrical		\$2,418,800
Mechanical	\$58,500	\$1,307,100
Total	\$2,302,800	\$4,203,300
Importance Code A	\$1,062,000	\$259,100
Importance Code B	\$1,175,400	\$3,944,200
Importance Code C	\$65,400	
Total	\$2,302,800	\$4,203,300

• , ,	. , ,

Total	\$298,000	\$32,700	\$76,600	\$35,600
Importance Code C	\$83,200			
Importance Code B	\$124,200	\$25,600	\$29,700	\$28,500
Importance Code A	\$90,600	\$7,200	\$46,900	\$7,200
Total	\$298,000	\$32,700	\$76,600	\$35,600
Site Pavements	\$38,800			
Mechanical	\$29,200	\$20,900	\$21,000	\$21,100
Electrical	\$18,800	\$11,800	\$15,800	\$13,900
Interior Architecture	\$127,700			\$700
Exterior Architecture	\$83,400		\$39,700	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 109

rchitecture		Current I	Repair	Futui	e Replacement Mair		Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete		Now	\$13,000	LIFE	* *	5	\$10,600	1	
	_	_	Extent : Severe, A	rea Affec	eted : 25%				
		ı : Loading							
Concrete Masonry Unit		Now	\$17,500	LIFE	* *	5	\$4,000		
	-		tent : Moderate, Ar	ea Affec	ted : 5%				
	Location	ı : Generat	or Room						
Masonry: Brick	65%	Now	\$464,800	LIFE	* *	5	\$27,600		
	-	_	Extent: Moderate	-	ffected : 10%				
		v	Chimney And Thro	_					
			od, Extent : Moder	ate, Ared	a Affected : 10%				
		ı : Through							
			d, Extent : Modera	te, Area	Affected : 5%				
		ı : At Build	-						
			nt : Moderate, Ared	a Affecte	d : 10%				
			ers And Cimney						
Masonry: Granite		Now	\$8,600	LIFE	* *	5	\$1,600		
	_	0 0	Extent : Moderate,	Area Afj	fected : 15%				
		ı : South Ec	ist Corner						
Metal Panel	5%			2054	* *	5-10	\$14,600		
Metal Coiling Doors	5%			2039	**	5	\$6,600		
Windows									
Aluminum	5%			2050	* *	5	\$1,600		
Metal Louvers	15%			2037	* *	10	\$30,400		
Steel	80%		\$597,100	2059	* *	5	\$161,900		
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
		ı : Through							
			xtent : Moderate, A	Irea Affe	cted : 50%				
		ı : Through			1.00 . 1 2.50				
			ked, Extent : Mode	rate, Are	ea Affected : 25%				
	Location	ı : Through	out						

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

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

Asset #: 109

Architecture	Cui	rent Repair	Futur	e Replacement	M	Maintenance			
System Component Type		Date Estimated	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Parapets									
Concrete Masonry Unit	15%	4.4	LIFE	* *	5-10	\$3,300			
Masonry: Brick	75% No		0,400 LIFE	**	5	\$3,000			
		iss/Erod, Extent :	Moderate, Area	a Affected : 25%					
	Location: Th	0	1	C4-1.100/					
	Misalignea/Бий Location : No	ging, Extent : Mo	aeraie, Area Ajj	eciea : 10%					
		rm rucaae Extent : Moderate	Area Affacted:	200/					
	Location: Th		, лгеи лујескей .	2070					
Masonry: Limestone	3% No		,500 LIFE	* *	5	\$200			
Masonry. Enthestone		iss/Erod, Extent :	*		3	\$200			
	Location: Co		Moderate, Area	11111ecica : 2070					
		iorated, Extent : .	Moderate Area	Affected · 25%					
	Location : Co			199000000					
Metal Panel	2%		2054	* *	5	\$300			
Metal Rail	5%		2039	* *	5-10	\$3,700			
Roof						40,,00			
Metal Panel	5%		2047	* *	10	\$9,400			
Single Ply Membrane	95%		2039	* *	10	\$97,200			
nterior									
Floors									
Cast in Place Concrete	90% No		3,100 LIFE	* *	5	\$218,400			
	-	bling, Extent : Se		ted : 50%					
		ter Softner Room							
Steel Grating	5%		2054	* *	1				
Vinyl Tile	5% No		7,000 2044	**	3	\$2,100			
	-		t : Moderate, Ar	ea Affected : 10%					
	Location: Of		1. 4. 400	1 250/					
	Location : Of	bling, Extent : Li	gnī, Area А <u></u> յјесте	ea : 25%					
		ice Area Extent : Moderate	Awar Affactad	500/					
	Location : Of		, Area Affectea :	30%					
Interior Walls	Locuiton . Of	ice Aleu							
IIIICHOL WAIIS	5%		LIFE	* *	5	\$11,600			
			LILE		5	\$11,000			
Concrete Masonry Unit			I IFF	* *	5-10	\$49 400			
	10% 75%		LIFE LIFE	* *	5-10 10	\$49,400 \$65,400			

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

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

Asset #: 109

Architecture		Current F	Repair	Futu	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	5%		\$4,700	2039	* *	5	\$2,800		
	_	Crumbling, n : Office	Extent : Light, Are	ea Affecto	ed : 10%				
Exposed Struc: Concrete	e 20%	Now	\$169,900	LIFE	* *	5	\$3,500		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area .	Affected : 10%				
	Location	n : Boiler R	oom And Basement	•					
	_	_	Extent: Severe, A.		eted : 25%				
	Location	n : Boiler R	oom And Basemeni	•					
Exposed Struc: Concrete	e 65%)		LIFE	* *	5-10	\$90,100		
Exposed Struc: Steel	10%	<u> </u>		LIFE	* *	10	\$22,200		
Site Enclosure				_					
Fence/Gates									
Chain Link	100%	ı		2054	* *				
Retaining Walls									
Cast in Place Concrete	50%			2069	* *				
Masonry: Fieldstone	50%			2044	* *				
			Extent : N/A, Area A	lffected :	100%				
		_	inthrop Street						
	Explana	tion : Wood	l Retaining Wall						
Site Pavements Public Sidewalk									
Cast in Place Concrete	100%	4+	\$9,400	2047	* *				
	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%				
	_	_	inthrop Street						
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$2,300	2047	* *				
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%				
	Location	n : Through	out						
Parking/Driveway									
Asphalt		Now	\$27,100	2037	* *				
			Extent: Light, Are	ea Affecto	ed : 10%				
	Location	n : Parking	Lot						
	Sinking/Si	ubsiding, E	xtent : Moderate, A	rea Affec	cted : 10%				
	Location	n : Parking	Lot						

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2034 \$7,700	5 \$300	
	Other Observation, Extent: N/A, Area	Affected : 100%		
	Location : Electrical Room			
	Explanation : Main Service Disconn	ect Switch Rated At 2,000 An	nperes.	

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

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

Asset #: 109

Electrical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2034	\$636,100	5	\$1,900		
Raceway									
Conduit	100%			2034	\$803,100	1			
Panelboards									
Fused Disc Sw	10%			2033	\$9,800	5	\$200		
Molded Case Bkrs	70%			2033	\$68,400	5	\$1,300		
Molded Case Bkrs	20%			2042	* *	5	\$400		
Wiring									
Thermoplastic	80%			2034	\$145,500	1			
Thermoplastic	20%			2044	* *	1			
Motor Controllers									
Locally Mounted	15%			2032	\$18,300	5	\$100		
Locally Mounted	5%			2039	* *	5			
Motor Control Center	75%			2032	\$226,500	5	\$1,500		
Variable Frequency	5%			2039	* *				
Drive									
Ground									
Grounding Devices						_	**		
Generic	100%			LIFE	* *	5	\$2,100		
Stand-by Power									
Transfer Switches	1000/			2022	011 100		Ф22.200		
Automatic	100%			2032	\$11,100	1	\$22,200		
Generators	1000/			2020	ФО 2 400	1	Φ20.000		
Diesel	100%	.: F	37/4 4	2030	\$82,400	1	\$28,000		
		ervanon, E. : Generato	xtent : N/A, Area A	јјестеа :	100%				
				ton Datas	J At 500 Vilosuatta	Each			
Batteries	Expiana	ion : Iwo E	mergency General	or Kateo	d At 500 Kilowatts	Eacn.			
Lead/Acid	100%			2027	\$2,500	5	\$2,700		
	100%			2027	\$2,300	5	\$2,700		
Fuel Storage Day Tank	1%			2033	\$300	5			
Day Tank		amation F	xtent : N/A, Area A			3			
		ervanon, E. : Generato		јјестеа .	10070				
			r Koom 5 Gallons Rated C	anacity					
M 1. T 1		10n . 1WO 4	5 Gailons Raiea C		* *				
Main Tank	99%			2037		5			
			xtent : N/A, Area A	jjectea :	100%				
		: Outside	0 C - II B / 1 C						
Lighting	Explana	10n : 10,00	0 Gallons Rated C	apacity					

Lighting

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

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

Asset #: 109

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	5%	2029	\$63,600	10	\$3,300			
	Other Observation, Extent	: N/A, Area Affected :	100%					
	Location : Corridors							
	Explanation: T-12 Lamps							
Fluorescent	5%	2034	\$63,600	10	\$3,300			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Offices							
	Explanation: T-8 Lamps							
LED	90%	2042	* *					
Egress Lighting								
Emergency, Service	50%	2029	\$22,800	1				
Exit, Service	50%	2029	\$15,900	1				
Exterior Lighting								
LED	30%	2039	* *					
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%	2037	* *	5	\$1,100			
Alarm								
Security System								
Generic	100%	2029	\$138,800	1	\$27,000			
	Other Observation, Extent	: N/A, Area Affected :	100%					
	Location : Hallways, Out	side Perimeter						
	Explanation: CCTV Surv	eillance Cameras						
Fire/Smoke Detection								
Generic, Analog	100%	2034	\$190,700	1-3	\$45,900			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout The Building							
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns			

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2044	* *	1		
Fuel							
Conversion Equipment							
Steam Boiler	100%		2051	* *	1	\$71,600	
	Recent Replace Evident	, Extent : N/A, Are	a Affec	ted : 100%			
	Location : New Burne	ers At 5 Boilers					
	Other Observation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: Ground Flo	oor					
	Explanation: 5 High	Pressure Steam Bo	ilers				

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

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

Asset #: 109

Mechanical		Current I	Repair	r Future Replacement		Maintenance			
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%			2054	* *	4	\$5,300		
Terminal Devices									
Air Handler	50%			2034	\$695,600	1	\$22,400		
Unit Heater - Steam	50%			2042	* *	4	\$5,000		
	Location	i : Basemen							
Controller	Explana	tion : 8 Hoi	Water Coil Units 2	Are Newl	y Installed				
Controls Electrical	100%			2033	¢411 000				
	100%			2033	\$411,000				
Air Conditioning									
Energy Source Electricity	100%			2042	* *	1			
Conversion Equipment	10070			2042		1			
Conversion Equipment Centrifugal, Elec Chiller	90%			2043	* *	1	\$70,400		
Interior Pkg Unit -	5%			2043	\$58,500	2	\$200		
Cooling	370			2028	\$30,300	2	\$200		
ccomg		igerant, Ext i : 2nd Floo	tent : Light, Area A or	ffected :	5%				
Split Unit	5%			2034	\$87,800				
Terminal Devices									
Fan Coil - 2 Pipe	5%			2034	\$112,800	1	\$1,200		
No Component	95%								
Heat Rejection									
Evaporative Condenser	5%			2034	\$19,400	2	\$2,500		
No Component	95%								
Ventilation									
Distribution									
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$31,900		
No Component	50%								
Exhaust Fans									
Roof	100%			2039	**	2	\$2,200		
			Extent : Moderate, A	1rea Affe	ected : 100%				
	Location	-							
	Explana	tion : 6 Uni	its						
Plumbing									
H/C Water Piping	500/			2044	* *	1			
Brass/Copper	50%			2044	* *	1			
Galvanized Steel	50%			2039	· · · ·	1			
HW Heat Exchanger	1000/			2044	* *	4	07.000		
Steam Fired	100%			2044	· · · ·	4	\$7,200		
Sanitary Piping	1000/			LIPP	* *	1			
Cast Iron	100%			LIFE	~ Φ	1			
Storm Drain Piping	1000/			LIEE	* *	1			
Cast Iron	100%			LIFE		1			

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

lechanical	Current Repair	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
umbing							
Sump Pump(s)							
Non-Submersible	100%	2039	* *	4	\$1,500		
Backflow Preventer							
Generic	100%	2034	\$33,000	1	\$4,400		
	Other Observation, Extent : Light, Area	ı Affected	: 100%				
	Location: Basement						
	Explanation: Serves Building D						
Fixtures							
Generic	100%						

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 02-Mar-2023 Landmark Status : NONE

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

Block : 4829 Lot : 1 BIN : 3327713

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$772,600	\$1,059,300
Interior Architecture	\$666,800	\$1,808,100
Electrical		\$5,018,100
Mechanical	\$623,700	\$19,060,700
Total	\$2,063,100	\$26,946,200
Importance Code A	\$772,600	\$1,059,300
Importance Code B	\$938,900	\$25,695,100
Importance Code C	\$351,700	\$191,800
Total	\$2,063,100	\$26,946,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		_	\$49,200	
Interior Architecture	\$153,700		\$32,500	\$24,500
Electrical	\$57,400	\$43,500	\$49,600	\$48,500
Mechanical	\$66,400	\$146,500	\$104,300	\$158,200
Site Pavements	\$31,000			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$343,000	\$224,600	\$270,100	\$265,800
Importance Code A	\$6,600	\$6,600	\$59,800	\$6,600
Importance Code B	\$232,500	\$218,000	\$210,400	\$249,200
Importance Code C	\$103,900			\$10,000
Total	\$343,000	\$224,600	\$270,100	\$265,800



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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BUILDING S

Asset #: 13893

Architecture	Current Re	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Metal/Glass Curt Wall	18%	LIFE		5	\$147,600	
Metal Sect. OHD	2%	2047		5	\$13,700	
Pre-Cast Concrete	70%	LIFE		5	\$995,200	
Stucco Cement	5%	2047	**	5	\$27,300	
		l Penthouse. Bulkhead V	Valls At Roof Level			
	Explanation : Materia	l Is Exterior Insulation	And Finish System			
Window Wall	5%	2054	* *	5	\$41,000	
Windows						
Aluminum	97%	2050		5		
Metal Louvers	3%	2043	* *	10		
Parapets						
Cast in Place Concrete	32%	LIFE		5	\$187,800	
Metal Panel	3%	2054		5	\$3,300	
Metal Rail	5%	2047	* *	5-10	\$25,700	
Pre-Cast Concrete	60%	LIFE	* *	5	\$214,500	
Roof IRMA/Protected Membrane	80%	2039	* *	10	\$124,200	
Memorane	Gravel/Stone Ballast, E. Location : Throughout		ted : 100%			
Panel/Paver: Cer/Brk	15%	2054	* *	10	\$31,000	
	Other Observation, Extended Location: Perimeter I	Pavers	d : 100%			
	Explanation : Precast		44.60.600		4- 000	
Single Ply Membrane	5%	2034	\$162,600	10	\$7,800	
Soffits	250/	2054	יש יש	5 10	#24 000	
Metal Panel	25%	2054	* *	5-10	\$24,000	
Stucco Cement	75%	2047	* *	5	\$26,200	
Interior						
Floors Cost in Place Concrete	10%	I IEE	* *	5	\$175 100	
Cast in Place Concrete Ceramic Tile	3%	LIFE 2043		5	\$175,100	
	5% 5%	2043		5	\$12,000	
Sheet Vinyl/Rubber	Other Observation, Exte Location : Patient Bat	ent : N/A, Area Affected hrooms		5	\$30,000	
	Explanation : Slip Res					
Vinyl Tile	17% Now Broken/Missing Elemen Location: Penthouse	\$38,400 2039 ts, Extent : Light, Area A		3	\$25,500	
Vinyl Tile	65%	2039	* *	3	\$97,600	
	0570	2037			\$77,000	

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	-0.				de de	4.0	4.	
Cast in Place Concrete	5%			LIFE	* *	10	\$50,000	
Ceramic Tile	5%			2043	* *	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	
Ceilings								
AcousTileSusp.Lay-In		Now	\$20,400	2047	**	5	\$30,000	
-			Extent : Moderate,	Area Aff	ected: 5%			
	Location	: Through	out Basement					
AcousTileSusp.Lay-In	70%			2047	* *	5	\$280,200	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$25,000	
Gypsum Board	10%			LIFE	* *	5-10	\$137,600	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2054	* *			
Iron Picket	95%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$31,000	2037	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 20%			
	Location	: Drivewa	y At Front Entry					

Electrical	Current Repair	Future Re	eplacement	M	aintenance				
ystem Component Type	% of Fail Date Estimated Cor Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2044	* *	5	\$1,100				
	Other Observation, Extent: N/A, Area	a Affected : 100	%						
	Location : Electrical Room								
	Explanation: Two Main Service Sw	ritches Rated At	4,000 Ampere	s Each					
Transformers									
Dry Type	100%	2039	* *	5	\$1,000				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: Two 300 Kilovolt Am	peres, 480 Volts	Primary, 208/	120 Volt	s Secondary				
Switchgear / Switchboard									
Fused Disc Sw	50%	2044	* *	5	\$600				
Molded Case Bkrs	50%	2044	* *	5	\$3,500				

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BUILDING S

Asset #: 13893

Electrical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2044	* *	1		
Panelboards			di di	_		
Fused Disc Sw	5%	2042	* *	5	\$300	
Molded Case Bkrs	95%	2042	* *	5	\$6,700	
Wiring	1000/	2044	* *	1		
Thermoplastic Motor Controllers	100%	2044		1		
Motor Control Center	80%	2039	* *	5	\$5,800	
Variable Frequency	20%	2039	* *	3	\$3,800	
Drive	2070	2039				
Ground						
Grounding Devices						
Generic General Genera	100%	LIFE	* *	5	\$7,900	
Stand-by Power		_			4 - 7 4	
Transfer Switches						
Automatic	100%	2039	* *	1	\$82,300	
Generators						
Diesel	100%	2037	* *	1	\$103,600	
	Other Observation, Extent		100%			
	Location : Generator Ro					
	Explanation: Two Gener	ators Rated At 2,000 K	ilowatts Each			
Batteries	1000/		** * • •	_	40.000	
Lead/Acid	100%	2027	\$2,500	5	\$9,900	
Fuel Storage	20/	20.42	* *	-		
Day Tank	2%	2042		5		
	Other Observation, Extent Location: Generator Ro		100%			
	Explanation: 60 Gallons					
Main Taula			* *	-		
Main Tank	98% Other Observation, Extent	2049 : N/A Area Affacted :		5		
	Location : Outside	. IV/A, Area Ajjeciea .	100/0			
	Explanation: 3,000 Gall	one Rated Canacity				
Lighting	Espiananon . 3,000 Gan	от пинси сирисиу				
Interior Lighting						
Fluorescent	70%	2034	\$2,911,900	10	\$171,700	
	Other Observation, Extent			-	,	
	Location : Throughout T					
	Explanation: T-8 Lamps					
Fluorescent	10%	2034	\$416,000	10	\$24,500	
	Other Observation, Extent				. ,	
	Location: Hallways					
	Explanation: Compact I	Flourescent Lights				
LED	20%	2042	* *			
Egress Lighting						
Emergency, Service	50%	2034	\$84,200	1		
Exit, LED	50%	2049	* *	1		

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

Electrical	Current Repa	nir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	15%	2034	\$191,400	10	\$100	
LED	15%	2042	* *			
No Component	70%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2049	* *	5	\$1,600	
Alarm						
Security System						
Generic	100%	2034	\$513,200	1	\$99,900	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : Hallways, Ot	ıtside Perimeter				
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2034	\$705,200	1-3	\$169,800	
_	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Throughout T	The Building				
	Explanation : Strobe Lig	ghts, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Plant Campus Steam / PRV	100%			2044	* *	1		
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location .	: Basemen	t					
	Explanati	on : Stean	ı From Power Plan	t				
Conversion Equipment								
Heat Exchanger, Plate &	50%			2037	* *	1	\$66,100	
Frame								
Pres. Reducing Valve/LP	50%			2037	* *	5	\$7,900	
Steam								
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$9,900	
Central Plant Steam	50%			2044	* *	4	\$6,600	
Piping/Pmp								
Terminal Devices								
Air Handler	50%			2034	\$2,572,500	1	\$82,700	
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 100%			
	Location .	: Basemen	t					
	Explanati	on : See A	ir Conditioning De	vices.				
Convector/Radiator	40%			2039	* *	1	\$34,500	
Fan Coil Unit/Heat	10%			2034	\$677,900	1	\$8,600	

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BUILDING S

Asset #: 13893

Mechanical	Curr	ent Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Controls							
Digital	100%		2029	\$7,852,200			
		on, Extent : Moderate,	Area Affect	ted : 100%			
	Location: Who	-					
	Explanation : I	Building Management	System				
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller		. ,	2037	* *	1	\$260,400	
		Extent : Moderate, Are					
	Location: Chi	ler No. 2 Guide Vanes	In Baseme	nt.			
	R-134a Refriger	ant, Extent : Light, Are	a Affected .	: 100%			
	Location: 3 Un	its In Basement					
	Repairs In Progr	ess, Extent : N/A, Area	Affected :	10%			
	Location: Chil	ler No. 1 In Basement					
Distribution							
CW & CHW Wtr	100%		2044	* *	4	\$13,200	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2034	\$5,305,000	1	\$165,400	
		on, Extent : Light, Ared				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location : Base		55				
	Explanation : S	See Heating Terminal L	Devices.				
Heat Rejection	^						
Water Cooling Tower	100%		2032	\$1,381,000	2	\$269,100	
8		on, Extent : Light, Area				,,	
	Location : D Bi						
		ocated On Building D)				
/entilation		3 –					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$236,100	
Exhaust Fans							
Interior	70%		2034	\$848,800	2	\$5,700	
Roof	30%		2034	\$159,200	2	\$2,500	
Plumbing	/ -			Ţ-U, - 00		<i>\$</i> _, <i>c</i>	
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
HW Heat Exchanger	/-		=				
Steam Fired	100%		2044	* *	4	\$26,400	
Sanitary Piping	100/0				•	\$20,100	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100/0		L11 L				
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	100/0		LILE		1		
	1000/		2024	\$54.700	1	CO 500	
Non-Submersible	100%		2034	\$54,700	4	\$8,500	

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

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

HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER BUILDING S

Asset #: 13893

Mechanical	Current Repair	Future Replacement		Maintenance						
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Sewage Ejector(s)										
Electric	100%	2034	\$143,200	4	\$16,000					
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Basement To 5th Floor									
Explanation: 7 Units. Cooling Unit Malfunction In Machine Room S6s01.										
Fire Suppression										
Standpipe										
Generic	100%	2054	* *	1-5	\$134,800					
Sprinkler										
Generic	100%	2054	* *	1-2	\$74,900					

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

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

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 10-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,Ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$53,100
Interior Architecture	\$156,500	
Electrical		\$739,600
Mechanical		\$1,206,000
Total	\$156,500	\$1,998,700
Importance Code A		\$108,900
Importance Code B	\$65,800	\$1,889,800
Importance Code C	\$90,700	
Total	\$156,500	\$1,998,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,800		\$6,900	_
Interior Architecture	\$114,300		\$16,700	\$3,300
Electrical	\$9,400	\$7,100	\$7,700	\$10,500
Mechanical	\$126,500	\$45,600	\$54,400	\$93,300
Site Enclosure	\$27,000			
Site Pavements	\$39,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$364,400	\$60,600	\$93,700	\$114,900
Importance Code A	\$40,700	\$900	\$8,500	\$900
Importance Code B	\$258,500	\$59,700	\$79,200	\$114,000
Importance Code C	\$65,300		\$5,900	
Total	\$364,400	\$60,600	\$93,700	\$114,900



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

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

Asset #: 4124

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	\$79,500	
Metal Coiling Doors	10%			2047	* *	5	\$13,800	
Windows								
Aluminum	35%			2050	* *	5	\$100	
Metal Louvers	65%			2043	* *	10	\$1,600	
Parapets								
Metal Panel	10%			2054	* *	5	\$2,200	
No Component	90%							
Roof	4000/			• • • •		4.0	0.72.400	
Single Ply Membrane	100%			2039	* *	10	\$53,100	
Soffits	1000/			20.45	* *	_		
Stucco Cement	100%			2047	* *	5		
terior El								
Floors Carpet	10%			2030	\$119.600	2	\$13,100	
Cast in Place Concrete	30%			LIFE	\$118,600 * *	3 5	\$86,100	
Cast in Flace Concrete Ceramic Tile	3%	0-2	\$2,300	2037	* *	5	\$1,000	
Ceranne The	Cracking/	Crumbling,	Extent : Moderate		ffected : 10%	3	\$1,000	
		ı : Toilets A	nd Janitors Closet					
Quarry Tile	22%			2047	* *	5	\$21,600	
Sheet Vinyl/Rubber		Now	\$65,800	2039	* *	5	\$7,400	
			tent : Moderate, A	rea Affec	ted : 5%			
		: Kitchen	3.5.1		100/			
		ded, Extent 1 : Kitchen	: Moderate, Area A	Iffected :	10%			
Sheet Vinyl/Rubber	15%			2039	* *	5	\$14,800	
Traffic Topping	5%			2039	* *	5	\$4,100	
Interior Walls								
Ceramic Tile	10%			2037	* *	5	\$11,800	
Concrete Masonry Unit	20%			LIFE	* *	5	\$18,800	
Gypsum Board	70%			LIFE	* *	5-10	\$140,200	
Ceilings								
AcousTileSusp.Lay-In	35%	4+	\$7,700	2047	* *	5	\$11,300	
	_	Discoloring, 1 : Through	Extent : Light, Ard out	ea Affecto	ed : 2%			
Exposed Struc: Steel	20%			LIFE	* *	10	\$25,900	
Gypsum Board	3%			LIFE	* *	5-10	\$6,700	
Metal Panel		Now	\$18,400	LIFE	* *	5	\$34,000	
1.12-01 1 31101			ts, Extent : Modera		Affected : 5%	J	\$2.1,000	
	_	: Kitchen						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 5%			
	_	: Kitchen		30				

Site Enclosure

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

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

Asset #: 4124

Architecture		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure	•							
Fence/Gates								
Chain Link	100%		\$27,000	2054	* *			
		Rusting, Exter : Throughout	nt : Moderate, A	Irea Affe	cted : 20%			
	Impact Dat	mage, Extent	: Moderate, Are	a Affecte	ed : 10%			
	Location	: Along East	Side Of Propert	y				
Free Standing Walls								
Cast in Place Concrete	75%			2069	* *			
Masonry: Brick	25%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$10,600	2047	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West Side Of Property							
	Ponding, E	Extent : Moder	ate, Area Affect	ted : 5%				
	0	: West Side O						
	Tripping H	azard, Extent	: Moderate, Arc	ea Affect	ed : 5%			
		: West Side O		55				
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	90%	Now	\$28,800	2043	* *			
-			rate, Area Affec	ted : 5%				
	Location	: Parking Lot						
Cast in Place Concrete	10%			2047	* *			

la atrii a al					
lectrical	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2044 **	5	\$200	
	Other Observation, Extent: N/A, Area A	ffected : 100%			
	Location : Electrical Room				
	Explanation : Main Service Switch Ra	ted At 4,000 Amperes			
Transformers					
Dry Type	100%	2039 **	5	\$200	
7 77	Other Observation, Extent: N/A, Area A	ffected : 100%			
	Location : Electrical Room				
	Explanation: 750 Kilovolt Ampere, Tv 208/480 Volts	vo 150 Kilovolt Ampere, O	ne 30 Kilo	ovolt Ampere All	
Switchgear / Switchboard					
Fused Disc Sw	100%	2044 **	5	\$200	
Raceway					
Conduit	100%	2044 **	1		

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

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

Asset #: 4124

Electrical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts		· · · · · · · · · · · · · · · · · · ·				ı
Panelboards						
Molded Case Bkrs	100%	2042	* *	5	\$1,200	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	10%	2039	* *	5		
Motor Control Center	85%	2039	* *	5	\$1,000	
Variable Frequency	5%	2047	* *			
<u>Drive</u>						
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$1,300	
Stand-by Power	10070	LIFE			\$1,300	
Transfer Switches						
Automatic	100%	2039	* *	1	\$13,500	
Generators	10070	2009			Ψ15,500	
Diesel	20%	2037	* *	1	\$3,400	
	Other Observation, Extent:	N/A, Area Affected : 10	0%		. ,	
	Location: Generator Room	n				
	Explanation : Emergency (Generator Rated At 200	Kilowatts			
Diesel	80%	2047	* *	1	\$13,600	
	Other Observation, Extent:	N/A, Area Affected : 10	10%			
	Location: Outside					
	Explanation : Emergency (Generator Rated At 1,00	00 Kilowatts			
Batteries						
Lead/Acid	100%	2028	\$2,500	5	\$1,600	
Fuel Storage						
Day Tank	2%	2042	* *	5		
	Other Observation, Extent:	**	10%			
	Location: Generator Room					
	Explanation: 75 Gallons (4. 4.			
Main Tank	98%	2049	**	5		
	Other Observation, Extent:	N/A, Area Affectea : 10	10%			
	Location: Outside	a Canacita				
1 _1.4:	Explanation: 3,000 Gallor	is Capacity				
Lighting Interior Lighting						
Fluorescent	70%	2034	\$477,200	10	\$28,100	
Tidorescent	Other Observation, Extent:		•	10	Ψ20,100	
	Location : Throughout The	**	-			
	Explanation: T-8 Lamps	S				
LED	30%	2042	* *			
Egress Lighting						
Emergency, Service	50%	2034	\$13,800	1		
Exit, Service	50%	2034	\$9,700	1		

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

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

Asset #: 4124

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	30%	2034	\$62,700	10		
No Component	70%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2049	* *	5	\$600	
Alarm						
Security System						
Generic	100%	2034	\$84,100	1	\$16,400	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : Kitchen Stora	age, Hallways And Outs	side Perimeter			
	Explanation : CCTV Sur	veillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2034	\$115,600	1-3	\$27,800	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : Throughout T	he Building				
	Explanation : Smoke De	tectors, Alarm Bells, M	anual Pull Station	s, Strobe	Lights, Horns	

l echanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Plant Campus Steam / PRV	60%			2044	* *	1		
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 60%			
	Location	: Basemer	nt Steam Room					
	Explanat	ion : Steam	n Supplied From P	ower Ho	use			
Natural Gas	40%			2054	* *	1		
Conversion Equipment								
Furnace	40%			2034	\$55,700	1	\$8,700	
	Other Obse	ervation, E	Extent : Severe, Are	a Affecte	d : 40%			
	Location	: Roof						
	Explanat	ion : 2 Ga	soline Fired Roofte	op Units				
Pres. Reducing Valve/LP	60%			2037	* *	5	\$1,600	
Steam								
Distribution								
Central Plant Steam	60%	Now	\$15,100	2044	* *	4	\$1,300	
Piping/Pmp								
		_	Extent : Moderate	, Area Aff	fected : 50%			
	Location	: Basemer	nt Steam Room					
No Component	40%							

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

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

Asset #: 4124

Mechanical	Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•						
Terminal Devices							
Air Handler	30%		2034	\$252,900	1	\$8,100	
Convector/Radiator	10%		2039	* *	1	\$1,400	
Fan Coil Unit/Heat	20%		2034	\$222,200	1	\$2,800	
	Other Observation, E		Affected	: 20%			
	Location : Loading	Area					
	Explanation: 4 Air	Curtains					
No Component	40%						
Controls							
Electrical	100%		2029	\$249,100			
Air Conditioning				· · · · · · · · · · · · · · · · · · ·			
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	50%		2034	\$245,600	2	\$1,300	
Cooling	2070		_00.	Ψ= .υ,οσσ	_	\$1,500	
2.18	R-22 Refrigerant, Ext	tent : Light, Area A	ffected :	50%			
	Location : Roof	G , ,	J				
No Component	50%						
Distribution	3070						
Distribution Ductwork/Diffusers	50%		LIFE	* *	2	\$35,600	
No Component	50%		LIFE		2	\$33,000	
Ventilation	3070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$38,700	
Exhaust Fans	10070		LIFE		2-3	\$38,700	
	30%		2034	\$50,600	2	\$400	
Interior Roof				\$59,600 * *	2		
Wall Unit	50%		2039		2	\$700 \$300	
	20%		2034	\$3,900	2	\$300	
Plumbing							
H/C Water Piping	1000/		2044	* *	1		
Brass/Copper	100%		2044	-1- W	1		
HW Heat Exchanger	1000/		2044	* *	Α	Ø4 200	
Steam Fired	100%		2044	~ Φ	4	\$4,300	
Sanitary Piping	1000/		TIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		TIPE	ملد رائ			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2621	40.00		.	
Non-Submersible	100%		2034	\$9,000	4	\$1,400	
Sewage Ejector(s)							
Electric	100%		2034	\$23,500	4	\$2,600	
Backflow Preventer							
Generic	100%		2034	\$20,000	1	\$2,700	
Fixtures							
Generic	100%						
Vertical Transport							

Vertical Transport

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

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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING

Asset #: 4124

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected : 1	00%			
	Location: Basement To 1st F	Floor				
	Explanation: 2 Units					
Fire Suppression						
Sprinkler						
Generic	100%	2044	* *	1-2	\$12,300	
Chemical System						
No Component	60%					
Generic	40%	2029	\$120,800	1-3	\$585,700	
	Other Observation, Extent : Li	ght, Area Affected : 1			*,	
	Location: 2 Sets In Kitchen	0 . 55		Basemer	1 <i>t</i>	
	Explanation: 3 Sets; 1st Set (45x4), 3rd Set Covers 162 S	Covers 20 Square Fee				

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D

Address : 471 CLARKSON AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : HHC0009.290 / 13439 Yr Built/Renovated : 2001 /

Area Sq Ft : 245,228 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 02-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,6,7,Ph

Block : 4829 Lot : 1 BIN : 3327715

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$784,700	\$2,118,000
Interior Architecture	\$528,200	\$9,697,100
Electrical		\$5,024,800
Mechanical	\$178,700	\$20,585,100
Total	\$1,491,700	\$37,425,100
Importance Code A	\$784,700	\$2,118,000
Importance Code B	\$467,800	\$35,133,100
Importance Code C	\$239,200	\$173,900
Total	\$1,491,700	\$37,425,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,200		\$48,600	
Interior Architecture	\$148,000			\$48,500
Electrical	\$52,700	\$39,900	\$45,700	\$44,500
Mechanical	\$66,800	\$124,600	\$78,000	\$118,600
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
Total	\$346,900	\$219,800	\$227,500	\$266,900
Importance Code A	\$30,200	\$6,100	\$58,300	\$6,100
Importance Code B	\$274,200	\$213,700	\$169,200	\$251,800
Importance Code C	\$42,500			\$9,100
Total	\$346,900	\$219,800	\$227,500	\$266,900



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

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

Asset #: 13439

Architecture		Current I	Repair	Future Replacement Maintenance				
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
Exterior Exterior Walls								
Metal/Glass Curt Wall	17%			LIFE	* *	5	\$180,300	
Metal Panel	5%			2054	* *	5-10	\$97,200	
Pre-Cast Concrete	60%			LIFE	* *	5	\$1,103,200	
Stucco Cement	10%			2047	* *	5	\$70,700	
Stucco Cement	5%			2047	* *	5	\$35,400	
Staceo Cement		ervation F	xtent : N/A, Area A		100%	3	ψ33,400	
			cal Penthouse. Bul	-				
			rial Is Exterior Ins		-			
Window Wall	3%		1000 10 20000 100 1000	2054	**	5	\$31,800	
Windows	3/0			2034			ψ51,000	
Aluminum	97%			2050	* *	5	\$40,400	
Metal Louvers	3%			2043	* *	10	\$7,800	
Parapets	570			2013		10	Ψ1,000	
Metal Panel	5%			2054	* *	5	\$4,600	
Metal Rail	15%			2047	* *	5-10	\$64,600	
Pre-Cast Concrete	60%			LIFE	* *	5	\$179,800	
Stucco Cement	20%			2047	* *	5	\$12,300	
Roof							+,	
IRMA/Protected	20%			2039	* *	10	\$16,400	
Membrane							, ,,	
	Gravel/Sto	ne Ballast,	Extent : Light, Are	a Affecte	ed : 100%			
	Location	: Through	out					
IRMA/Protected	10%	2-4	\$4,000	2039	* *			
Membrane								
	Broken Paver Blocks, Extent : Moderate, Area Affected : 5%							
	Location	: Cooling	Tower Area					
	Paver Blo	ck Ballast,	Extent : Light, Ared	a Affecte	d : 100%			
	Location	: Roof Ove	er 7th Floor					
	-		xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Cooling	Tower Area					
Single Ply Membrane	70%			2034	\$1,205,100	10	\$57,500	
Soffits								
Metal Panel	30%			2054	* *	5-10	\$7,600	
Stucco Cement	70%			2047	* *	5	\$6,400	
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$160,600	
Ceramic Tile	2%			2043	* *	5	\$7,300	
Sheet Vinyl/Rubber	5%			2034	\$1,227,700	5	\$27,500	
			xtent : N/A, Area A	ffected :	100%			
	Location: Patient Bathrooms							
		tion : Slip I	Resistant Flooring					
Terrazzo	5%			LIFE	* *	5	\$28,700	
Vinyl Tile	78%			2034	\$8,086,700	3	\$143,100	

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

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

Asset #: 13439

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
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$18,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$29,000	
Gypsum Board	20%		\$20,700	LIFE	* *	5	\$43,500	
		_	ients, Extent : Light	, Area Ą	ffected : 2%			
	Location	ı : Kitchen .	And Basement					
Gypsum Board	60%			LIFE	* *	5-10	\$369,600	
Granite Panels	5%			LIFE	* *	10	\$7,200	
Ceilings								
AcousTileSusp.Lay-In	15%	4+	\$18,700	2047	* *	5	\$27,500	
1 2	Broken/M	issing Elem	ients, Extent : Light	, Area A	ffected : 1%			
	Location	: Basemer	nt And Service Area					
AcousTileSusp.Lay-In	70%			2047	* *	5	\$256,900	
Exposed Struc: Steel	5%			LIFE	* *	10	\$36,700	
Gypsum Board	10%			LIFE	* *	5-10	\$126,200	
Site Enclosure							•	
Fence/Gates								
Chain Link	10%			2054	* *			
Iron Picket	90%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

lectrical	Current Repair	Future Rep	lacement	M	aintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2044	* *	5	\$1,100		
	Other Observation, Extent: N/A,	Area Affected : 100%					
	Location : Electrical Room						
	Explanation : Main Service Swi	tches Rated At 3,000	Amperes And	d 1,600 A	mperes		
Transformers							
Dry Type	100%	2039	* *	5	\$900		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: Three 500 And Tv	vo 75 Kilovolt Amper	es				
Switchgear / Switchboard							
Fused Disc Sw	80%	2044	* *	5	\$800		
Molded Case Bkrs	20%	2044	* *	5	\$1,300		

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

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

Asset #: 13439

Electrical		Current F	Repair	Future Replacement Maintenance		nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	\$300	
Molded Case Bkrs	95%			2042	* *	5	\$6,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Motor Control Center	80%			2039	* *	5	\$5,300	
Variable Frequency	20%			2039	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$75,500	
Generators								
Diesel	50%			2043	* *	1	\$47,500	
			xtent : N/A, Area A	ffected :	100%			
	Location	-						
	Explanati	ion : Emer	gency Generator R	ated At	1,250 Kilowatts			
Diesel	50%			2037	* *	1	\$47,500	
	Other Obse	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location: Outside							
	Explanati	ion : Emer	gency Generator R	ated At 2	2,000 Kilowatts			
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$9,100	
Fuel Storage								
Day Tank	1%			2042	* *	5		
			xtent : N/A, Area A	ffected :	100%			
	Location	: Roof						
	Explanati	ion : 300 C	Gallons Capacity					
Day Tank	1%			2050	* *	5		
-	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Outside						
	Explanati	ion : 300 C	Gallons Capacity					
Underground Storage	98%			LIFE	* *	5		
<i>6</i>		ervation, E	xtent : N/A, Area A		100%	-		
		: Undergr						
		_	0 Gallons					

Lighting

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

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

Asset #: 13439

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting	000/	2024	#2.422.7 00	1.0	#202 100			
Fluorescent	90%	2034	\$3,433,500	10	\$202,400			
	Other Observation, Extent : N Location : Throughout The		100%					
	O O	<i>Бинан</i> д						
F1 .	Explanation: T-8 Lamps	2024	Φ100 7 00	1.0	#11.200			
Fluorescent	5%	2034	\$190,700 * *	10	\$11,200			
LED	5%	2039	* *					
Egress Lighting	450/	2024	¢(0,500	1				
Emergency, Service	45% 5%	2034 2034	\$69,500	1	£2,000			
Emergency, Battery	5% 50%	2034	\$21,000	10 1	\$3,000			
Exit, LED	30%	2049		1				
Exterior Lighting LED	30%	2039	* *					
No Component	70%	2037						
Lightning Protection	7070							
Arresters/Cabling								
Generic	100%	2049	* *	5	\$900			
Alarm					****			
Security System								
Generic	100%	2034	\$470,700	1	\$91,600			
	Other Observation, Extent : N	N/A, Area Affected :	100%					
	Location : Hallways, Outsid	le Perimeter						
	Explanation: CCTV Survei	llance Cameras						
Fire/Smoke Detection								
Generic, Analog	100%	2034	\$646,800	1-3	\$155,700			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The	0						
	Explanation : Strobe Lights	, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors, Horns			

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2044	* *	1		
(Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Basement					
	Explanation : Steam From Power Pl	ant				
Conversion Equipment						
Heat Exchanger, Plate &	50%	2037	* *	1	\$60,600	
Frame					•	
Pres. Reducing Valve/LP Steam	50%	2037	* *	5	\$7,300	

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

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

Asset #: 13439

Mechanical	Current	Repair	Futur	Future Replacement Maintenance					
System Component Type		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Distribution	500/		20.42	* *	4	#0.100			
Hot Wtr Piping/Pump Central Plant Steam	50% 50%		2042 2044	* *	4	\$9,100			
Piping/Pmp	30%		2044		4	\$6,000			
Terminal Devices									
Air Handler	50% Now	\$118,000	2034	\$2,359,300	1	\$68,200			
	Leak Evident, Extent Location : Penthou		<i>Пјестеа</i> :	100%					
			Affactad	. 100%					
	Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse								
	Explanation : See A		rminal D)evices					
Convector/Radiator	40%	ar conditioning 10	2039	**	1	\$31,700			
Fan Coil Unit/Heat	10%		2034	\$621,700	1	\$7,900			
Controls	1070		2034	\$021,700	1	\$7,700			
Digital	100%		2032	\$7,201,300					
Digital	Other Observation, I	Extent : Moderate, A							
		Location: Whole Building							
	Explanation : Build	ling Management S	'ystem						
Air Conditioning									
Energy Source									
Electricity	100%		2042	* *	1				
Conversion Equipment						***			
Reciprocating Compr/Chiller	85%		2034	\$3,144,300	1	\$96,700			
Compil Chinici	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Building Z								
	Explanation : Loca								
Split Unit	15%		2034	\$893,100					
Distribution									
CW & CHW Wtr	100%		2054	* *	4	\$18,100			
Pipe/Pump									
Terminal Devices									
Air Handler/Cool/Ht	85%		2034	\$4,135,400	1	\$128,900			
	Other Observation, I		Affected	: 100%					
	Location: Penthou								
	Explanation : See I	Heating Terminal D	evices.						
No Component	15%								
Heat Rejection	0.50/		2022	#1 057 500	2	#200 000			
Water Cooling Tower	85%	Intant . Licht Ac	2032	\$1,076,500	2	\$209,800			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Roof Explanation : Serve	os Ruildinas D And	S						
No Composert	15%	s Dunaings D Ana	<i>5</i> .						
No Component Ventilation	1370								
Distribution									
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$216,500			
2 det ii oliv Diliusels	10070					Ψ210,500			

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

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

Asset #: 13439

Mechanical	Current Repair Future Replacement		М	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	50%	2034	\$556,000	2	\$3,800	
Roof	50%	2034	\$243,300	2	\$3,800	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2060	* *	1		
	Recent Installation, Extent: N		100%			
	Location: Basement New Pu	ımps				
HW Heat Exchanger						
Steam Fired	100%	2044	* *	4	\$24,200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2034	\$50,200	4	\$7,800	
Sewage Ejector(s)						
Electric	100%	2034	\$131,300	4	\$14,600	
Backflow Preventer						
Generic	100%	2034	\$112,000	1	\$15,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li		: 100%			
	Location : Six Units From Be	asement To 7th Flo	or, One Unit From	Baseme	nt To Penthouse	
	Explanation: 7 Units					
Fire Suppression	*					
Standpipe						
Generic	100%	2044	* *	1-5	\$123,600	
Sprinkler						
Generic	100%	2044	* *	1-2	\$68,700	
Fire Pump					+	
Generic	100%	2037	* *	1	\$45,800	

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

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

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 08-Mar-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,807,900	\$605,900
Interior Architecture	\$3,772,800	\$2,906,800
Electrical	\$2,059,400	\$602,800
Mechanical	\$2,055,800	
Total	\$14,695,900	\$4,115,600
Importance Code A	\$6,807,900	\$605,900
Importance Code B	\$6,918,200	\$3,509,700
Importance Code C	\$969,800	
Total	\$14,695,900	\$4,115,600

Total	\$251,400	\$15,100	\$59,300	\$20,700
Importance Code C	\$56,800			
Importance Code B	\$76,700	\$15,100	\$28,100	\$20,700
Importance Code A	\$117,900		\$31,200	
Total	\$251,400	\$15,100	\$59,300	\$20,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$48,600			
Site Enclosure	\$16,800			
Mechanical		\$2,800	\$14,400	\$5,600
Electrical	\$36,600	\$4,400	\$5,800	\$5,800
Interior Architecture	\$23,700			\$1,400
Exterior Architecture	\$117,900		\$31,200	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 277

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					•
Exterior Walls					
Cast in Place Concrete	5% Now \$39,100 Broken/Missing Elements, Extent: Mod Location: Loading Dock Punct/Tear/Impact Damage, Extent: M Location: Loading Dock		5	\$32,000	
Masonry: Brick Cavity	70% Now \$797,700 Joint Mortar Miss/Erod, Extent: Moderate Location: Throughout Staining/Discoloring, Extent: Moderate Location: East Elevation Vertical Cracks, Extent: Moderate, Are Location: Northeast Stair Bulkhead Other Observation, Extent: N/A, Area A Location: Throughout Explanation: Building Is Currently Vertical County Moderate Stair Bulkhead	e, Area Affected : 20% va Affected : 10% Affected : 100%	5	\$89,600	
Masonry: Granite	5% Now \$154,500 Joint Mortar Miss/Erod, Extent: Model Location: Base Of Building And Entr	LIFE ** rate, Area Affected : 40%	5	\$4,800	
Metal Coiling Doors	5% Now \$34,900 Broken/Missing Elements, Extent : Mod Location : Throughout	2037 ** lerate, Area Affected : 10%	5	\$10,000	
Slate Panels	2% Now \$121,900 Broken/Missing Elements, Extent : Mod Location : Window Sills Spalling, Extent : Moderate, Area Affec Location : Window Sills		5	\$1,900	
Window Wall	13% Air Infiltration, Extent: Moderate, Area Location: Throughout Not Insulated, Extent: Moderate, Area Location: Throughout Weather Strip Missing, Extent: Moderat Location: Throughout	Affected : 100%	5	\$62,400	

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

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

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY

Asset #: 277

rchitecture	Current Repair	Future Replac	ement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Windows	0.70/ 0.2 0.2 400.500	20.55	* *	_	#24 600	
Aluminum	97% 0-2 \$2,400,500	2057		5	\$24,600	
	Bent/Warped Elements, Extent: Modera	te, Area Affectea	: 25%			
	Location: Throughout	Auga Affacted . 51	00/			
	Deteriorated Finish, Extent: Moderate, Location: Throughout	Area Affectea : 50	0%			
		uata Auga Affaata	4.20/			
	Glazing Broken/Cracked, Extent: Mode Location: Stair Bulkhead	<i>гане, Агеа Ајјесне</i>	u . 270			
	Unit Inoperable, Extent : Moderate, Are	a Affactad : 500/				
	Location: Throughout	u Ajjecieu . 50/0				
Metal Louvers	3% Now \$25,900	2035	* *			
Metal Louvers	Bent/Warped Elements, Extent: Modera					
	Location: South Facade	ie, Area Affectea	. 50/0			
	Deformed/Dented, Extent: Moderate, A	rea Affected : 50%	6			
	Location: South Facade	rea rijjeerea . 507	·			
Parapets						
Metal Rail	100%	2037	* *	5-10	\$88,200	
Roof						
Single Ply Membrane	100% Now \$3,279,700	2042	* *			
	Gravel/Stone Ballast, Extent : Light, Are	ea Affected : 100%	6			
	Location : Throughout					
	Miss/Damaged Flashings, Extent : Mod Location : Lower Roofs	erate, Area Affecto	ed : 20%			
	Ponding, Extent : Moderate, Area Affect	ed : 20%				
	Location: Lower Single Story Roof					
	Vegetation Growth, Extent: Moderate, A	1rea Affected : 20	%			
	Location: Lower Single Story Roof					
	Water Penetration, Extent : Moderate, A	rea Affected : 20%	%			
	Location: Throughout All Roofs					
Soffits	1000/ 11 017.000	LIEE	* *	_	ф д 400	
Cast in Place Concrete	100% Now \$17,900 Cracking/Crumbling, Extent: Moderate	LIFE		5	\$7,400	
	Cracking/Crumbling, Extent: Moderate Location: Canopy Above Loading Dod	**	2070			
arior	Locuiton . Canopy Above Loading Doc	n				

Interior

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

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

Asset #: 277

Architecture	Curr	ent Repair	Futu	e Replacement	Maintenance			
system Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
iterior	•		•					
Floors								
Cast in Place Concrete	25%		LIFE	* *	5	\$122,900		
Ceramic Tile	2%		2035	* *	5	\$4,500		
Panel/Paver: Cer/Brk	35% Nov			* *	5	\$88,500		
		s/Erod, Extent : Mode	erate, Areo	ı Affected : 20%				
	Location: Three	O		500 /				
		tent : Moderate, Area	Affected :	50%				
	Location: Three	-	1.00	500/				
		on, Extent : Light, Are	a Affected	: 50%				
	Location: Three							
_	Explanation : I	Debris Present				40.000		
Terrazzo	5%	T	LIFE	**	5	\$8,800		
		on, Extent : Light, Are	a Affected	: 50%				
	Location: Three	e e						
- or -	Explanation : I			00.700.400		***		
Traffic Topping	23% Nov	. ,		\$2,522,400	5	\$32,300		
		ish, Extent : Moderat	e, Area AJJ	ectea : 20%				
	Location: Thro	ougnoui on, Extent : Light, Are	a Affordad	. 500/				
	Location: Thre	0	а Ајјестеа	. 30%				
	Explanation: 1	-						
V:1 T:1-	5% Nov		2042	* *	3	¢4.200		
Vinyl Tile		v \$95,200 tent : Moderate, Area			3	\$4,200		
	Location: Thre		Ајјестеи .	100/0				
337 1			2072	* *		#10.500		
Wood	5% Nov	v \$411,200 ish, Extent : Moderate			5	\$10,500		
	Location: Thre		e, Area Ajj	eciea : 100%				
		Extent : Moderate, Are	aa Affactad	1 · 100%				
	Location: Three		ги Ајјестес	1.100/0				
		agnoui tent : Moderate, Area	Affected	100%				
	Location: Thre		nijjecieu .	10070				
Interior Walls	Location . Thi							
Concrete Masonry Unit	25% Nov	v \$126,100	LIFE	* *	5	\$26,200		
concrete masonly cine		ling, Extent : Modera		fected : 10%	5	Ψ20,200		
	Location : Thre	-	,,	,				
Plaster	5% Nov		LIFE	* *	5	\$3,900		
1 105101		ling, Extent : Light, A			3	φ3,900		
	Location: Thre		. 24 12//0011					
SGET/Glazad Masonmy	70% Nov		LIFE	* *				
SGFT/Glazed Masonry		v \$843,800 Elements, Extent : Mo						
	-	eiemenis, Extent . Mo ous Walls And Colum		**				

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

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

Asset #: 277

Architecture	Current	Repair	Future Replacement		nt Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings					_		
AcousTileSusp.Lay-In	5%	45 0.000	2030	\$173,000	5	\$10,200	
Exposed Struc: Concrete		\$78,000	LIFE	**	5	\$1,600	
	Cracking/Crumbling			tected: 10%			
	Location: 2nd Floo			100/			
	Exposed Reinforceme			**			
	Location: 2nd Floo					000.00	
Exposed Struc: Concrete		\$561,200	LIFE	**	5	\$28,600	
	Water Penetration, E			ted: 20%			
T. T. I.	Location: Various	Areas At All Floors	5				
Site Enclosure Fence/Gates							
Cast in Place Concrete	10% Now	\$600	2052	* *			
Cast III Flace Coliciete	Broken/Missing Elen	·		on Affected : 15%			
	Location : Base Of		eraic, 217	.u 115/6			
Chain Link	30% Now	\$5,200	2042	* *			
Chain Link	Other Observation, E						
	Location : North Si		лгеи лује	леи . 13/0			
	Explanation: Vege						
Iron Picket	50% Now	\$9,400	2052	* *			
Holl I leket	Corrosion/Rusting, E	·		eted · 100%			
	Location : Through		17 00 115500	. 100/0			
	Impact Damage, Ext		ea Affecte	d · 10%			
	Location : Kingston		200 1199 0000				
Masonry: Fieldstone	10% Now	\$1,600	2042	* *			
wasoniy. I feldstone	Joint Mortar Miss/Ei			Affected · 50%			
	Location : Base Of		are, 117 ea	Tijjeeted : 5070			
	Misaligned/Bulging,		Area Aff	ected : 10%			
	Location : Kingston						
	Other Observation, I		Affected :	100%			
	Location : Base Of		33				
	Explanation: This		Copings				
Site Pavements		*					
Public Sidewalk							
Cast in Place Concrete	100% Now	\$24,900	2037	* *			
	Spalling, Extent : Mo		ted : 10%				
	Location : Winthrop	Street Side					
On-Site Walkways							
Cast in Place Concrete	80%		2037	* *			
Masonry: Granite	20%		LIFE	* *			
Parking/Driveway	1000/ 37	0.2.2. - 0.2	202-				
Cast in Place Concrete	100% Now	\$23,700	2037	**			
	Cracking/Crumbling		e, Area Af	jectea : 10%			
	Location : Entrance	e 10 Parking Area					

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

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

Asset #: 277

Electrical		Current	Repair	Future Replacement Maintenance			aintenance	
System Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Molded Case Bkrs	70%			2032	\$139,600	5	\$2,600	
Not Accessible	30%							
Raceway								
Conduit		Now	\$109,100	2062	* *	1		
			evere, Area Affected	d : 60%				
	Location	ı: Through	out The Building					
Panelboards	5 0 /	3.7	фо. 2 00	20.55	* *	_	#100	
Fused Disc Sw		Now	\$8,200	2057		5	\$100	
	•		ge, Extent : Severe,	Area AJJ	ectea : 100%			
		ı : First Flo						
Molded Case Bkrs	95%		\$77,500	2057	**	5	\$1,800	
		-	ent : Severe, Area A	ffected :	75%			
		_	out The Building	1.00	1 000/			
			Extent: Severe, Ar	ea Affect	ed: 80%			
		_	out The Building		2 . 1 . 500/			
	-		ge, Extent : Severe,	Area Aff	ected: 50%			
W/ to	Location	i . Inrough	out The Building					
Wiring Braided Cloth	Q00/a	Now	\$221,700	2057	* *	1		
Braided Cloth			\$221,700 ent : Moderate, Are		d · 100%	1		
			out The Building	a Hyjeete	u . 100/0			
			ge, Extent : Severe,	Area Aft	ected · 50%			
	-		out The Building	11.00.11				
Thermoplastic	20%			2032	\$55,400	1		
Motor Controllers					· · · · · · · · · · · · · · · · · · ·			
Motor Control Center	80%			2030	\$223,200	5	\$3,100	
Not Accessible	20%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting						_		
Interior Lighting								
Fluorescent		Now	\$1,121,400	2042	**			
	_		Extent : Severe, Area	a Affected	d : 90%			
			out The Building		1 000/			
			Extent : Moderate, A	4rea Affe	cted : 80%			
		_	out The Building	. 11 . 1 .	* . · * · * · * ·			
			porary Lighting Inst					
Incandescent		Now	\$103,400	2042	**	2	\$100	
	_		Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı: Ihrough	out The Building					

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

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

Asset #: 277

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
No Component	50%							
No Component	50%							
Exterior Lighting								
HID	100%	Now	\$333,900	2037	* *			
	Malfunctio	oning, Exte	nt : Moderate, Ared	a Affected	d : 50%			
	Location	: Building	Exterior At Doors	And Loa	ding Dock			
Alarm								
Security System								
No Component	90%							
Generic	10%	Now	\$26,900	2042	* *	1	\$4,700	
	Control Po	anel Damag	ged, Extent : Severe	e, Area Aj	ffected : 100%			
	Location	: First Flo	oor					
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%	Now	\$92,300	2032	\$184,600	1-3	\$39,200	
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	cted : 10%			
	Location	: First Flo	oor	-				
	Explana	tion : Troul	ble Signal Visible C	n Fire A	larm Control Pane	l		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam / PRV	100%	2042 **	1	
	Other Observation, Extent: N/A, Area A	Iffected : 100%		
	Location: Whole			
	Explanation: This Is Vacant Building.	Steam Supplied From Pow	er House	
Conversion Equipment				
Not Accessible	100%			
Terminal Devices				
Not Accessible	100%			
	Other Observation, Extent: N/A, Area A	Iffected : 0%		
	Location: Throughout			
	Explanation: All Mechanical Equipm	ent In Building Has Been A	bandoned In Place	
Air Conditioning				
Energy Source				
Not Accessible	100%			
Conversion Equipment				
Not Accessible	100%			
	Other Observation, Extent : N/A, Area A	Iffected : 0%		
	Location : All Floors			
	Explanation : All Mechanical Equipm	ent In Building Has Been A	bandoned In Place	

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

Note:

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

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

Asset #: 277

Mechanical	Current Rep	pair Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority	
Air Conditioning						
Terminal Devices						
Not Accessible	100%					
Ventilation						
Distribution						
Ductwork/Diffusers	100% Now	\$1,348,800 LIFE	* *	2-5 \$83,700		
	Abandoned in Place, Ext Location : All Floors	tent : Severe, Area Affec	ted : 100%			
Exhaust Fans						
Not Accessible	100%					
Plumbing						
H/C Water Piping						
Not Accessible	100%					
Water Heater With Tanks						
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%					
Sewage Ejector(s)						
Not Accessible	100%					
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Not Accessible	100%					
Fire Suppression						
Standpipe						
Generic	100% Now Not in Service, Extent : S Location : Stairwell	\$707,000 2062 Severe, Area Affected : 1	**	1-5 \$53,300		

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

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

Page: 383

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : KINGS COUNTY HOSPITAL CENTER MAIN BLDG, A,B,C

Address : 449 CLARKSON AVENUE

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 598,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 01-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,8,Ph

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$906,200	\$7,709,000
Interior Architecture	\$3,165,600	\$17,740,300
Electrical	\$1,874,200	\$7,960,100
Mechanical	\$1,254,800	\$37,256,100
Total	\$7,200,800	\$70,665,500
Importance Code A	\$906,200	\$8,174,400
Importance Code B	\$5,484,100	\$62,260,100
Importance Code C	\$810,500	\$231,000
Total	\$7,200,800	\$70,665,500

Total	\$747,000	\$277,900	\$330,000	\$330,300
Importance Code C	\$61,800		\$22,700	
Importance Code B	\$532,100	\$277,900	\$289,600	\$330,300
Importance Code A	\$153,200		\$17,800	
Total	\$747,000	\$277,900	\$330,000	\$330,300
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Site Enclosure	\$25,600			
Mechanical	\$300,900	\$91,600	\$110,600	\$59,900
Electrical	\$174,600	\$97,500	\$102,900	\$109,400
Interior Architecture	\$48,200		\$27,700	\$72,200
Exterior Architecture	\$108,900			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 125

rchitecture		Current Repair Future Replacer		e Replacement	ement Maintenance				
stem Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	* *	5	\$111,900		
Concrete Masonry Unit	3%			LIFE	* *	5	\$21,000		
Masonry: Brick	75%			LIFE	* *	5	\$839,100		
	Efflorescence, Extent : Moderate, Area Affected : 5%								
		: Throughoi							
	_	_	Extent : Moderate	e, Area Af	fected : 5%				
	Location	: Throughoi	ıt						
Masonry: Limestone	5%			LIFE	* *	5	\$42,000		
Metal Panel	10%			2034	\$6,257,500	5-10	\$384,600		
		iscoloring, E	Extent : Moderate				,		
	Location	: Throughoi	ıt	-					
	Other Obse	ervation, Ext	tent : N/A, Area A	Iffected :	100%				
		: Throughoi		00					
		_	Are Actually Lead	l Panels.					
Stucco Cement	3%			2039	* *	5	\$42,000		
Window Wall	2%			2054	* *	5	\$42,000		
Windows							\$: = ,000		
Aluminum	98%			2042	* *	5	\$229,300		
Steel	2%	Now	\$107,900	2042	* *	5	\$29,200		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 5%								
	Location: Building C Stair At Penthouse								
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%								
			Stair At Penthor						
Parapets									
Copper/Terne	2%			2054	* *	5	\$4,400		
Masonry: Brick	55%			LIFE	* *	5-10	\$169,100		
Masonry: Limestone	13%			LIFE	* *	5-10	\$71,300		
Metal Rail	15%			2039	* *	5-10	\$121,800		
Metal: Cage/Fence	15%			2039	* *	5-10	\$52,200		
Roof									
Clay Tile	20%	Now	\$28,000	2054	* *				
			nts, Extent : Mod		ea Affected : 5%				
			ngs A, B And C						
Copper/Terne	3%		-	2049	* *	10	\$21,800		
Modified Bitumen	72%			2039	* *	10	\$209,200		
Sloped Glazing		Now	\$49,400	LIFE	* *	5	\$193,700		
Dioped Glazing	5% Now \$49,400 LIFE ** 5 \$193,700 Glazing Broken/Cracked, Extent: Moderate, Area Affected: 2%								
		: Medical R		, 1110					
Soffits	2000000								
Stucco Cement	100%			2047	* *	5			
Prior	100/0			2017					

Interior

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

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

Asset #: 125

rchitecture	Current I	Repair	Future	Replacement	t Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors							
Carpet	1%		2033	\$183,200	3	\$15,200	
Cast in Place Concrete	10%		LIFE	* *	5	\$443,300	
	Paint Peeling, Extent Location: Basemen		cted : 10%	Ó			
Ceramic Tile	3% 4+	\$87,600	2037	* *	5	\$15,200	
	Worn/Eroded, Extent	: Light, Area Affec	ted : 10%				
	Location: Toilets T	hroughout					
Quarry Tile	5% 4+	\$190,600	2039	* *	5	\$38,000	
•	Worn/Eroded, Extent	: Moderate, Area	Affected :	10%			
	Location: Penthous	se At Buildings A,	B, C And	Throughout			
Raised Access Floor	1% 0-2	\$12,000	2037	* *	5	\$19,000	
	Cracking/Crumbling,	Extent : Light, Are	ea Affecte	d : 5%			
	Location: Ground	Floor Information	Technolog	gy Office			
	Loose/Delam Surface	e, Extent : Light, Ai	ea Affecte	ed : 5%			
	Location: Ground	Floor Information	Technolog	gy Office			
Sheet Vinyl/Rubber	3%		2039	* *	5	\$45,600	
Terrazzo	20% 4+	\$387,500	LIFE	* *	5	\$158,300	
	Cracking/Crumbling,		ea Affecte	d: 10%		. ,	
	Location : Corridor	s At Buildings A, I	B, And C				
Vinyl Tile	37% 0-2	\$211,800	2039	* *	3	\$140,600	
3	Worn/Eroded, Extent			10%		, ,,,,,,	
	Location : At Builds	ings A, B, C And T	hroughoui	•			
Vinyl Tile 9" X 9"	20% Now	\$331,400	2029	\$16,572,000	3	\$76,000	
	Cracking/Crumbling,				Ü	Ψ70,000	
	Location : Penthou.						
	Loose Units, Extent:	Moderate, Area A	ffected : 5	%			
	Location: Penthou.	se At Buildings A,	B, C And	Corridors			
	Worn/Eroded, Extent	: Moderate, Area	Affected :	50%			
	Location: Penthou.	se At Buildings A, .	B, C And	Corridors			
Interior Walls							
Cast in Place Concrete	5% Now	\$70,400	LIFE	* *			
	Water Penetration, E.	xtent : Moderate, A	lrea Affec	ted : 10%			
	Location : Electrica	al Room And Baser	nent Thro	ughout			
Ceramic Tile	5%		2037	* *	5	\$45,300	
Concrete Masonry Unit	10%		LIFE	* *	5	\$72,500	
Gypsum Board	25%		LIFE	* *	5-10	\$385,100	
Plaster	35% Now	\$157,800	LIFE	* *	5	\$95,100	
	Cracking/Crumbling,	Extent : Moderate	, Area Afj	fected : 5%			
	Location: Penthous	se Buildings A, B,	C And Thi	oughout			
SGFT/Glazed Masonry	20% Now	\$333,100	LIFE	* *			
3	Cracking/Crumbling,			fected : 5%			
	Location : Basemen		55				
	Diagonal Cracks, Ex	tent : Moderate, Ai	rea Affecto	ed : 5%			
	Location : Basemen						

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

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

Asset #: 125

	Current I	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
		\$83,400	2039	* *	5	\$158,300	
	-	_	-	ffected : 5%			
		\$86,100	2047	**	5	\$126,700	
Location	: Through	out Buildings A, B,	, <i>C</i>				
				ed : 10%			
			LIFE	* *	5-10	\$88,700	
43%	0-2	\$677,500	LIFE	**	5	\$272,300	
_	_			ted : 5%			
	_	_					
	-						
10%			2054	* *			
	Now	\$13,000	2054	* *			
			Affected	: 5%			
		-	a Affected	d : 5%			
			ffected : 5	1%			
5%			2044	* *			
- 00/		00.400	2021	at at			
Joint Morte	ar Miss/Er	od, Extent : Model	rate, Area				
			ings				
			2054				
			rate, Area	Affected: 13%			
	_		Affected	: 100%			
Location	: Along C	larkson Avenue	55				
100%			2069	* *			
1000/-			2047	* *			
100%			ZU4 /				
100%			2047	* *			
100%			2043	* *			
	25% Broken/Mi. Location 25% Broken/Mi. Location Staining/D Location 7% 43% Cracking/C Location Paint Peel. Location Deteriorat Location Impact Da Location 5% Joint Mort Location Other Obs. Location Explanat 100% 100%	25% Now Broken/Missing Elem Location: Through 25% Now Broken/Missing Elem Location: Through Staining/Discoloring, Location: Through 7% 43% 0-2 Cracking/Crumbling, Location: Through Paint Peeling, Extent Location: At Builds 10% 85% Now Corrosion/Rusting, E Location: Along Co Deteriorated Finish, Location: Along Co Impact Damage, Extent Location: Along Co 5% 50% Now Joint Mortar Miss/En Location: Planters 50% Now Joint Mortar Miss/En Location: Along Co Cother Observation, E Location: Along Co Explanation: Mate 100% 100%	25% Now \$83,400 Broken/Missing Elements, Extent: Light Location: Throughout Buildings A, B 25% Now \$86,100 Broken/Missing Elements, Extent: Light Location: Throughout Buildings A, B Staining/Discoloring, Extent: Light, Are Location: Throughout Buildings A, B 7% 43% 0-2 \$677,500 Cracking/Crumbling, Extent: Severe, A Location: Throughout Buildings A, B, B Paint Peeling, Extent: Light, Area Affee Location: At Buildings A, B, C And T 10% 85% Now \$13,000 Corrosion/Rusting, Extent: Light, Area Location: Along Clarkson Avenue Deteriorated Finish, Extent: Light, Area Location: Along Clarkson Avenue Impact Damage, Extent: Light, Area Affee Location: Along Clarkson Avenue 5% 50% Now \$8,100 Joint Mortar Miss/Erod, Extent: Model Location: Planters In Front Of Build 50% Now \$4,500 Joint Mortar Miss/Erod, Extent: Light, Area Location: Along Clarkson Avenue Other Observation, Extent: Light, Area Location: Along Clarkson Avenue Explanation: Material Is Granite 100% 100%	25% Now \$83,400 2039 Broken/Missing Elements, Extent: Light, Area Aj Location: Throughout Buildings A, B, C 25% Now \$86,100 2047 Broken/Missing Elements, Extent: Light, Area Aj Location: Throughout Buildings A, B, C Staining/Discoloring, Extent: Light, Area Affecte Location: Throughout Buildings A, B, C Staining/Discoloring, Extent: Light, Area Affecte Location: Throughout Buildings A, B, C 7% LIFE 43% 0-2 \$677,500 LIFE Cracking/Crumbling, Extent: Severe, Area Affect Location: Throughout Buildings A, B, C Paint Peeling, Extent: Light, Area Affected: 5% Location: At Buildings A, B, C And Throughout 10% 2054 85% Now \$13,000 2054 Corrosion/Rusting, Extent: Light, Area Affected Location: Along Clarkson Avenue Deteriorated Finish, Extent: Light, Area Affected Location: Along Clarkson Avenue Impact Damage, Extent: Light, Area Affected: 5 Location: Along Clarkson Avenue 5% 2044 50% Now \$8,100 2054 Joint Mortar Miss/Erod, Extent: Moderate, Area Location: Planters In Front Of Buildings 50% Now \$4,500 2054 Joint Mortar Miss/Erod, Extent: Moderate, Area Location: Along Clarkson Avenue Other Observation, Extent: Light, Area Affected Location: Along Clarkson Avenue Other Observation, Extent: Light, Area Affected Location: Along Clarkson Avenue Explanation: Material Is Granite	Soft Fail Date Estimated Cost Total (Years) Fy Estimated Cost Total (Years) Fy Estimated Cost Total (Years) Fy Estimated Cost Fy Estimated Cost Total (Years) Fy Estimated Cost Fy Estimated Fish Fy Estimated Cost Fy Estimated Fish Fy Estimated Fish	Soft Sail Date Estimated Cost Sail Cost Cycle Total (Years) Sail Date Estimated Cost FY Estimated Cost Cycle Total (Years) Sail Date Sail Date	Year Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

Asset #: 125

ectrical		Current I	Repair	Futu	re Replacement	М	aintenance	e		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
der 600 Volts	•			•				•		
Service Equipment										
Air Circuit Breaker	70%			2034	\$465,400	5	\$2,200			
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%					
	Location	: Electrica	ıl Room							
	Explana	tion : Two I	Main Service Disco	onnect Sv	vitches Rated At 4,0	000 Amp	eres Each			
Fused Disc Sw	30%	2-4	\$44,200	2064	* *	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room									
	Explana	tion : Servi	ce Disconnect Swii	ch Rated	d At 1,200 Amperes	. On Exte	ended Life			
Transformers	_ * * *			• • • •		_	** -**			
Dry Type	70%			2032	\$19,100	5	\$1,500			
		Other Observation, Extent : N/A, Area Affected : 100%								
		Location : Electrical Room Explanation : Two 150 Kilovolt Amperes, 480 Volts Primary, 277/120 Volts Secondary								
			150 Kilovolt Amper				<u> </u>			
Dry Type	30%			2039	* *	5	\$700			
			xtent : N/A, Area A	!ffected :	100%					
		: Electrica								
	Explana	tion : 112.5	Kilovolt Amperes,	480 Vol	ts Primary, 277/ 12	0 Volts S	econdary			
Switchgear / Switchboard										
Fused Disc Sw	30%			2034	\$199,500	5	\$800			
Molded Case Bkrs	70%		\$465,400	2064	* *	5	\$5,500			
		-	tent : Moderate, Ai	rea Affec	ted : 100%					
	Location	: Electrica	ıl Room							
Raceway										
Conduit	80%			2034	\$560,300	1				
Conduit	20%			2054	* *	1				
Panelboards	400/				4-4-	_	44.400			
Fused Disc Sw	10%			2033	\$73,500	5	\$1,400			
Fused Disc Sw	10%		4.54.4.6 00	2050	**	5	\$1,400			
Molded Case Bkrs	70%		\$514,200	2059	**	5	\$5,500			
			tent : Moderate, A	rea Affec	ted: 100%					
			out The Building							
Molded Case Bkrs	10%			2050	* *	5	\$1,600			
Wiring										
Braided Cloth	70%		\$729,800	2059	* *	1				
		-	ent : Moderate, Are	a Affecte	ed : 100%					
	Location	: Through	out The Building							
Thermoplastic	30%			2054	* *	1				
Motor Controllers	_									
Locally Mounted	20%			2032		5	\$800			
Locally Mounted	30%			2039	* *	5	\$1,200			
Motor Control Center	20%			2032	\$267,900	5	\$3,300			
Variable Frequency Drive	30%			2047	* *					

Ground

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

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

Asset #: 125

Electrical	Current Repair	Futur	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$17,600	
tand-by Power						
Transfer Switches						
Automatic	30%	2039	* *	1	\$55,300	
Automatic	70%	2047	* *	1	\$129,000	
Generators						
Diesel	100%	2037	* *	1	\$231,900	
	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location : Generator Room					
	Explanation : Emergency Generator F	Rated At 7	750 Kilowatts			
Batteries	·					
Lead/Acid	100%	2027	\$2,500	5	\$22,200	
Fuel Storage						
Day Tank	1%	2042	* *	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Generator Room					
	Explanation: 275 Gallons Rated Capa	acity				
Main Tank	99%	2037	* *	5		
	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location: Basement					
	Explanation: 30,000 Gallons Rated C	'apacity				
ighting						
Interior Lighting						
Fluorescent	30%	2029	\$2,795,100	10	\$164,800	
	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	40%	2039	* *	10	\$219,700	
	Other Observation, Extent: N/A, Area A		100%		4,	
	Location: Throughout The Building	33				
	Explanation: T-8 Lamps					
LED	30%	2042	* *			
	30 / 0	ZU 4 Z	-			
Egress Lighting Emergency, Service	45%	2034	\$160.700	1		
	45% 5%	2034	\$169,700	10	¢7 200	
Emergency, Battery			\$51,400 * *	10	\$7,200	
Exit, LED	40%	2049		1		
Exit, Service	10%	2034	\$26,400	1		
Exterior Lighting	150/	2020	Φ.4 2 0. <00	1.0	#200	
HID	15%	2029	\$428,600	10	\$300	
LED	15%	2042	* *			
No Component	70%					

Alarm

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

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

Asset #: 125

lectrical	Current Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2034	\$1,149,500	1	\$223,700	
	Other Observation, Extent: N/A, A	Area Affected :	100%			
	Location : Hallways, Outside Pe	rimeter				
	Explanation: CCTV Surveillance	e Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2034	\$1,579,500	1-3	\$380,200	
	Other Observation, Extent: N/A, A	Area Affected :	100%			
	Location : Throughout The Build	ling				
	Explanation: Strobe Lights, Man	nual Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2034	\$85,000	1		
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : Steam	Provided By Powe	er House				
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2037	* *	5	\$35,600	
Steam								
Distribution								
Central Plant Steam	100%			2054	* *	4	\$44,300	
Piping/Pmp								
Terminal Devices								
Air Handler	20%	0-2	\$46,100	2029	\$2,304,700	1	\$66,700	
			ent : Moderate, Ar	ea Affeci	ted : 20%			
	Location	: Various						
Convector/Radiator	80%			2032	\$4,005,900	1	\$154,700	
Controls								
Digital	100%			2032	\$17,587,200			
	Other Obse	ervation, Ex	tent : Moderate, A	lrea Affe	cted : 100%			
	Location	: Whole Bu	ilding					
	Explanat	ion : Buildi	ng Management S	vstem				
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 125

lechanical	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ir Conditioning									
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	10%	Now	\$99,800	2028	\$997,700	2	\$2,900		
	v	igerant, Ext : Various	tent : Light, Area A	ffected :	10%				
Reciprocating Compr/Chiller	10%	Now	\$45,200	2029	\$903,400	1	\$25,000		
			Extent : Light, Area ng Basement	ı Affectea	!: 10%				
Ext Pkg Unit - Heating/Cooling	20%			2039	* *	2	\$7,300		
Split Unit	10%			2039	* *				
Window/Wall Unit	50%			2029	\$1,159,900	1			
Distribution CW & CHW Wtr	10%			2044	**	4	\$3,000		
Pipe/Pump									
No Component	90%								
Terminal Devices									
Air Handler/Cool/Ht	10%			2029	\$1,188,200	1	\$37,000		
No Component	90%								
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$528,800		
Exhaust Fans									
Interior	40%	0-2	\$108,600	2029	\$1,086,400	2	\$5,900		
			ent : Severe, Area A	ffected :	10%				
	Location	: Various	Locations						
Roof	60%			2034	\$712,900	2	\$11,000		
umbing									
H/C Water Piping									
Brass/Copper	100%			2044	* *	1			
HW Heat Exchanger									
Steam Fired	100%			2034	\$2,961,100	4	\$88,800		
Sanitary Piping	_								
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2029	\$122,600	4	\$19,000		
Sewage Ejector(s)									
Electric	100%			2029	\$320,600	4	\$35,800		
	_		loderate, Area Affe						
	Location	: Basemer	nt One Motor Need:	s To Be R	eplaced				
Fixtures									
Generic	100%								

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C

Asset #: 125

Mechanical	Current Repair	Future	e Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected :	: 100%			
	Location: A And C Buildings, Six Pa	assengers U	nits From Baseme	ent To Ro	of. Three Freight	
	Location: A And C Buildings. Six Po Units From Basement To 10th Floor Explanation: 9 Units	-	nits From Baseme	ent To Ro	of, Three Freight	
Fire Suppression	Units From Basement To 10th Floor	-	nits From Baseme	ent To Ro	of, Three Freight	
Fire Suppression Standpipe	Units From Basement To 10th Floor	-	nits From Baseme	ent To Ro	of, Three Freight	
1.1	Units From Basement To 10th Floor	-	\$2,819,600	1-5	of, Three Freight \$313,100	
Standpipe	Units From Basement To 10th Floor Explanation : 9 Units					
Standpipe Generic	Units From Basement To 10th Floor Explanation : 9 Units					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING

Address : 591 KINGSTON AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 48,358 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Mar-2023 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4829 Lot : 1 BIN : 3327711

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$79,100	\$69,800
Interior Architecture	\$140,500	\$2,196,400
Electrical		\$964,500
Mechanical		\$3,184,900
Site Pavements	\$101,700	
Total	\$321,200	\$6,415,600
Importance Code A	\$79,100	\$69,800
Importance Code B		\$6,269,200
Importance Code C	\$242,100	\$76,600
Total	\$321,200	\$6,415,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,200			
Interior Architecture	\$97,100			\$10,700
Electrical	\$10,400	\$7,900	\$11,000	\$8,800
Mechanical	\$24,300	\$4,900	\$9,900	\$5,200
Site Pavements	\$10,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$148,400	\$16,700	\$24,900	\$28,600
Importance Code A	\$2,200		\$1,400	
Importance Code B	\$126,400	\$16,700	\$23,400	\$26,200
Importance Code C	\$19,700			\$2,300
Total	\$148,400	\$16,700	\$24,900	\$28,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4123

Architecture		Current I	Repair	Futur	re Replacement	M	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 Cavity	Cracking/ Location Expansion	: East Fac Joint Fail	\$79,100 Extent : Moderate cade At Window Sil ure, Extent : Moder	ls	-	5	\$44,400	
		: Through	out		de de	- 10		
Metal Panel	2%			2054	* *	5-10	\$6,200	
Windows Aluminum	100%			2050	* *	5	\$4,500	
Roof Single Ply Membrane	100%			2039	* *	10	\$69,800	
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$22,200	
Ceramic Tile	3%			2043	* *	5	\$2,200	
Sheet Vinyl/Rubber	10%			2034	\$484,200	5	\$10,900	
Vinyl Tile	80%	Now	\$32,700	2034	\$1,635,600	3	\$21,700	
	_	_	Extent : Moderate r Corridors And 2n	-	-			
Interior Walls								
Ceramic Tile	3%			2043	* *	5	\$4,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$18,700	
Gypsum Board	82%			LIFE	* *	5-10	\$217,100	
Ceilings								
AcousTileSusp.Lay-In	85%	4+	\$20,900	2039	* *	5	\$30,800	
	Staining/L	iscoloring,	Extent : Light, Are Corridors Throug	ea Affecto	ed : 5%	-	400,000	
Exposed Struc: Steel	5%			LIFE	* *	10	\$7,200	
Gypsum Board	10%			LIFE	* *	5-10	\$24,900	
ite Enclosure	1070			DII E		3 10	Ψ2 1,900	
Fence/Gates								
Aluminum Picket	40%			2054	* *			
Aluminum Rail	20%			2039	* *	5-10		
Alumnum Kan			Extent : N/A, Area A		100%	3-10		
		-	Perimeter Guard R	?ail				
Chain Link	40%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls	10070							
Cast in Place Concrete	100%			2069	* *			
D Cast III I lace Collected	10070			2007				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4123

Architecture		Current Rep	air	Futur	e Replacement	M			
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$10,400	2047	* *				
	Cracking/C	Crumbling, Ex	tent : Moderate,	, Area Af	fected : 10%				
	Location	: Throughout							
Parking/Driveway									
Asphalt	100%	0-2	\$101,700	2037	* *				
-	Cracking/C	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location	: Throughout							

Electrical	Current Repair	Future Replacemer	nt N	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated C FY	ost Cycle (Yrs)		Priority				
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2044	* * 5	\$200					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: Main Service Discon	nect Switch Rated At 2,500	Amperes						
Transformers									
Dry Type	100%	2039	* * 5	\$200					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: 500 Kilovolt Ampere,	480/277 Volts							
Switchgear / Switchboard									
Fused Disc Sw	100%	2044	** 5	\$200					
Raceway									
Conduit	100%	2044	* * 1						
Panelboards									
Molded Case Bkrs	100%	2042	* * 5	\$1,300					
Wiring									
Thermoplastic	100%	2044	* * 1						
Motor Controllers									
Locally Mounted	100%	2039	* * 5	\$300					
Ground									
Grounding Devices									
Generic	100%	LIFE	* * 5	\$1,400					
Stand-by Power									
Transfer Switches									
Automatic	100%	2039	* * 1	\$14,900					
Generators									
Diesel	100%	2037	* * 1	\$18,700					
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Outside The Building								
	Explanation : Emergency Generato	r Rated At 53 Kilowatts							
Batteries									
Lead/Acid	100%	2027 \$2,5	00 5	\$1,800					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4123

Electrical	Current R	epair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power									
Fuel Storage									
Day Tank	1%		2042	* *	5				
	Other Observation, Ex	ctent : N/A, Area A	ffected : .	100%					
	Location : Outside								
	Explanation: 100 G	allons Capacity							
Underground Storage	99%		LIFE	* *	5				
	Other Observation, Ex		ffected :	100%					
	Location : Undergro								
	Explanation: 30,000) Gallons Capacity	,						
Lighting									
Interior Lighting									
Fluorescent	80%		2034	\$674,900	10	\$35,500			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Througho	-							
	Explanation: T-8 La	mps							
LED	20%		2042	* *					
Egress Lighting									
Emergency, Service	50%		2034	\$15,200	1				
Exit, Service	50%		2034	\$10,700	1				
Exterior Lighting									
HID	30%		2034	\$69,200	10				
No Component	70%								
Lightning Protection									
Arresters/Cabling									
Generic	100%		2049	* *	5	\$700			
Alarm									
Security System	1000/		2024	фо о 000		Ø10.100			
Generic	100%	3.7/4	2034	\$92,800	1	\$18,100			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Hallways, Outside Perimeter								
P' /G 1 P : .'	Explanation : CCTV	Surveillance Cam	eras						
Fire/Smoke Detection	1000/		2024	¢107.500	1.2	¢20.700			
Generic, Analog	100%	storet . N/4 4 4	2034	\$127,500	1-3	\$30,700			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								
	Explanation : Strobe	Lights, Manual P	uii Statio	ns, Alarm Bells, S	токе Де	ieciors, Horns			

Mechanical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4123

Mechanical	Current Repair			Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							
Energy Source Plant Campus Steam / PRV	100%			2044	* *	1		
			xtent : Light, Area	Affected	: 100%			
		: Steam Ro						
	Explanat	ion : Stean	n Supplied From Po	ower Ho	use			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2037	* *	5	\$2,900	
Distribution								
Hot Wtr Piping/Pump	4%			2042	* *	4	\$100	
Hot Wtr Piping/Pump	21%			2042	* *	4	\$800	
Central Plant Steam Piping/Pmp	50%			2044	* *	4	\$1,200	
Steam Piping/Pump	2%	0-2	\$4,800	2044	* *			
			ng, Extent : Severe, Valve In Manual M					
C4 Dining/Dame		. Comiron	aive in manuai m		**			
Steam Piping/Pump Terminal Devices	23%			2044	7-7-			
Air Handler	75%			2034	\$697,900	1	\$22,400	
			xtent : N/A, Area A		·	1	\$22,400	
	Explanat	ion : 2 Uni	its					
Fan Coil Unit/Heat	25%			2034	\$306,500	1	\$3,900	
Controls								
Digital		ervation, E : Whole Bi	xtent : Moderate, A	2029 Area Affe	\$1,420,100 cted: 100%			
			ing Management S	vstem				
Air Conditioning	1	,	<u> </u>	, ·				
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2034	\$664,600	2	\$2,400	
Split Unit	2%			2034	\$23,500			
No Component	18%				* - /			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,700	
Exhaust Fans								
Roof	100%			2034	\$95,900	2	\$1,500	
Plumbing								
H/C Water Piping	1000/			2044	* *	1		
Brass/Copper	100%			2044	* * *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 KINGS COUNTY HOSPITAL CENTER SUPPORT OFFICE BUILDING

Asset #: 4123

Mechanical	Current Repair	Future Ro	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Water Heater With Tanks								
Electric	100%	2032	\$48,400	4				
	Other Observation, Extent : Moderat	te, Area Affected	! : 100%					
	Location: 1st Floor							
	Explanation : 80 Gallon Water Hea	iter						
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Backflow Preventer								
Generic	100%	2034	\$22,100	1	\$3,000			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Enclosure Near Sidewal	k						
	Explanation: Reduced Pressure Zo	ne Device Loca	ted Outside					
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light, A	rea Affected : 10	00%					
	Location: 1st To 2nd Floor							
	Explanation: One Unit							
Fire Suppression								
Standpipe								
Generic	100%	2054	* *	1-5	\$24,400			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 175,707 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 10-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph

Block : 4829 Lot : 1 BIN : 3327678

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$232,000	\$180,500
Interior Architecture	\$555,000	\$1,086,300
Electrical		\$2,551,300
Mechanical	\$990,700	\$4,700,100
Total	\$1,777,800	\$8,518,300
Importance Code A	\$232,000	\$180,500
Importance Code B	\$1,218,600	\$8,188,600
Importance Code C	\$327,200	\$149,100
Total	\$1,777,800	\$8,518,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,000		\$9,900	
Interior Architecture	\$170,300		\$26,300	
Electrical	\$34,500	\$28,600	\$38,800	\$28,600
Mechanical	\$68,900	\$95,900	\$70,500	\$94,900
Site Enclosure	\$19,500			
Site Pavements	\$33,700			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$383,700	\$144,300	\$165,300	\$143,300
Importance Code A	\$37,000		\$15,100	
Importance Code B	\$234,900	\$144,300	\$150,200	\$143,300
Importance Code C	\$111,800			
Total	\$383,700	\$144,300	\$165,300	\$143,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

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 Cavity	88%			LIFE	* *	5	\$227,300	
Metal Panel	5%			2054	* *	5-10	\$44,400	
Metal Coiling Doors	2%			2047	* *	5	\$8,100	
Pre-Cast Concrete	2%			LIFE	* *	5	\$16,800	
Window Wall	3%			2054	* *	5	\$14,500	
Windows								
Aluminum	95%			2050	* *	5	\$51,400	
Metal Louvers	5%			2043	* *	10	\$16,900	
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5-10	\$60,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,800	
Roof								
Roll Roofing	100%			2035	* *	5	\$133,800	
Soffits								
Metal Panel	5%			2054	* *	5-10	\$1,700	
Stucco Cement	95%			2047	* *	5	\$11,700	
nterior							, ,, , , , , , , , , , , , , , , , , ,	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$115,100	
Ceramic Tile	5%			2037	* *	5	\$13,200	
Quarry Tile	10%	Now	\$39,600	2047	* *	5	\$19,700	
,			od, Extent : Moder		a Affected : 5%	-	, ,,,,,,	
		: Basemer						
Sheet Vinyl/Rubber	50/0	Now	\$88,000	2034	\$879,700	5	\$9,900	
Sheet vinyl/Rubbei			etent : Moderate, A			3	Ψ2,200	
	-	-	ional Therapy Roo		100 . 1070			
T					* *		£20.500	
Terrazzo	5%			LIFE	**	5	\$20,500	
Traffic Topping	5%			2039	* *	5	\$16,400	
Vinyl Tile	60%			2039	* *	3	\$59,200	
Interior Walls	20/			LIDE	* *	10	#20.700	
Cast in Place Concrete	3%		#53 000	LIFE	**	10	\$28,700	
Ceramic Tile		Now	\$53,800	2043		5	\$9,600	
		-	ents, Extent : Mod		**			
			rt Wash Down Are					
			od, Extent : Moder					
	Location	ı : Food Ca	rt Wash Down In E		Kitchen And Show			
Concrete Masonry Unit	15%			LIFE	* *	5	\$45,900	
Fabric on Framing	10%			2035	* *	5	\$19,100	
Folding Partition	2%			2050	* *	5	\$19,100	
Gypsum Board	65%			LIFE	* *	5-10	\$422,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	·	4	444 400	• • • •		_	440.000	
AcousTileSusp.Lay-In	65%	4+	\$33,300	2047	**	5	\$48,900	
		nscoloring: Through:	Extent : Light, Are	ea Affecto	ed : 2%			
F1 Ct C		. Inrougn	Oui	LIEE	* *	5 10	¢10.000	
Exposed Struc: Concret Gypsum Board	25%			LIFE LIFE	**	5-10 5-10	\$18,800 \$129,400	
Site Enclosure	2370			LIFE		3-10	\$129,400	
Fence/Gates								
Aluminum Picket	40%	Now	\$8,500	2054	* *			
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Through	out					
Chain Link	10%	Now	\$1,900	2044	* *			
	Impact Da	mage, Exte	ent : Light, Årea Afj	fected : 1	10%			
	Location	: Parking	Lot Gate					
Iron Picket	45%	0-2	\$9,200	2054	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Through	out					
			Extent : Light, Ared	a Affecte	d : 10%			
	Location	: Through	out					
Masonry: Brick	5%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk	1000/	2.4	#12 200	20.47	* *			
Cast in Place Concrete	100%	2-4	\$12,200 Extent : Light, Are	2047				
		: Through		и Ајјеси	eu . 10/0			
On-Site Walkways	Location	. Inrough	Out					
Cast in Place Concrete	100%	0-2	\$21,500	2047	* *			
cust in 1 face concrete			Extent : Light, Are		ed : 15%			
	_	: Through	-					
		_	derate, Area Affect	ed : 10%	ó			
		: Front Er	**					
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	100%			2047	* *			

Electrical		Current F	Repair	Futu	re Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2044	* *	5	\$800	
	Other Observation, Extent: N/A, An Location: Electrical Room	rea Affectea : 10	0%			
	Explanation: Two Main Service S	Switches Pated A	000 Amparas F	ach		
Switchgear / Switchboard	Explanation . Two Main Service S	owiiches Kaiea 4,	000 Amperes E	исп		
Fused Disc Sw	100%	2044	* *	5	\$800	
Raceway	10070	2011			φοσσ	
Conduit	100%	2044	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5	\$400	
Molded Case Bkrs	90%	2042	* *	5	\$4,200	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	5%	2039	* *	5	\$100	
Motor Control Center	90%	2032	\$351,600	5	\$4,300	
Variable Frequency	5%	2051	* *			
Drive						
Ground						
Grounding Devices	1000/	LIEE	* *	-	Φ. ζ. 2 00	
Generic	100%	LIFE	* *	5	\$5,200	
Stand-by Power Transfer Switches						
Automatic	100%	2039	* *	1	\$54,100	
Generators	10078	2039		1	\$34,100	
Diesel	100%	2037	* *	1	\$68,000	
Bieser	Other Observation, Extent: N/A, An		0%	1	Ψοο,σσσ	
	Location : Generator Room	33				
	Explanation : Emergency General	tor Rated At 750	Kilowatts			
Batteries						
Lead/Acid	100%	2027	\$2,500	5	\$6,500	
Fuel Storage						
Day Tank	5%	2042	* *	5		
	Other Observation, Extent: N/A, Ar	rea Affected : 10	0%			
	Location: Generator Room					
	Explanation: 100 Gallons Rated	Capacity				
Underground Storage	95%	LIFE	* *	5		
	Other Observation, Extent: N/A, Ar	rea Affected : 10	0%			
	Location : Underground					
Lighting	Explanation: 2,500 Gallons Rated	d Capacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Electrical	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting						***	
Fluorescent	60%		2034	\$1,640,100	10	\$96,700	
		tion, Extent : N/A, Area	Affected :	100%			
		roughout The Building					
	Explanation :	T-8 Lamps					
LED	40%		2042	* *			
Egress Lighting							
Emergency, Service	40%		2034	\$44,300	1		
Emergency, Battery	10%		2034	\$30,200	10	\$4,200	
Exit, LED	10%		2049	* *	1		
Exit, Service	40%		2034	\$31,000	1		
Exterior Lighting							
HID	15%		2034	\$125,700	10	\$100	
LED	15%		2042	* *			
No Component	70%						
Lightning Protection							
Arresters/Cabling	1000/		• • • • •	de de	_	4000	
Generic	100%		2049	* *	5	\$800	
Alarm							
Security System Generic	100%		2034	\$337,300	1	\$65,600	
Generic		tion, Extent : N/A, Area A			1	\$05,000	
		ullways, Outside Perimet		100/0			
		CCTV Surveillance Car					
Fire/Smoke Detection	вършишон.	Corr Surveillance Car	iici us				
Generic, Analog	100%		2042	* *	1-3	\$108,300	
Generie, I maiog		tion, Extent : N/A, Area		100%	1 3	Ψ100,500	
		roughout The Building	55				
		Strobe Lights, Manual I	Pull Stati	ons . Alarm Bells. S	Smoke De	etectors. Horns	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Plant Campus Steam /	100%	2044	* *	1		
PRV						
(Other Observation, Extent : I	Light, Area Affected :	100%			
	Location : Basement Steam	Room				
	Explanation : Steam Suppli	ed From Power Hous	se			
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2037	* *	5	\$10,400	
Steam						
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location: Steam Room					
	Explanation: 3 Heat Exch	angers For Radiators	. Heating Coils A	nd Kitch	en.	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2050	* *	4	\$6,500	
Central Plant Steam	50%			2044	* *	4	\$4,300	
Piping/Pmp								
Terminal Devices	500/			2024	Ø1 (00 400		054200	
Air Handler	50%			2034	\$1,690,400 * *	1	\$54,300	
Convector/Radiator Fan Coil Unit/Heat	40% 10%			2039 2034		1 1	\$22,700 \$5,700	
Controls	10%			2034	\$445,400	1	\$3,700	
Electrical	100%			2029	\$998,800			
Air Conditioning	10070			2027	\$770,000			
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2037	* *	1	\$95,100	
-	R-134a Re	efrigerant, l	Extent : Light, Area	Affected	d : 100%			
	Location	i : Mechani	cal Equipment Roc	m In Bas	sement			
Centrifugal, Elec Chiller	48%			2037	* *	1	\$91,300	
Split Unit	2%			2034	\$85,300			
-	Other Obs	ervation, E	xtent : Moderate, A	1rea Affe	cted : 100%			
	Location	ı : 1st Floor	•					
	Explana	tion : Unit l	Undersized					
Distribution								
CW & CHW Wtr	100%			2044	* *	4	\$8,700	
Pipe/Pump								
Terminal Devices	250/	2.4	¢522.000	2020	* *	1	\$24.400	
Air Handler/Cool/Ht	25%		\$522,900 Extent : Moderate, A	2039 1rag 1ffa		1	\$24,400	
			n Basement.	неи Ајје	ciea . 100/0			
			n Basement. equate Cooling Due	To High	n Cooling Water Te	mneratui	res From Chillers	
Air Handler/Cool/Ht	75%		quate cooming Due	2039	**	1	\$81,500	
Heat Rejection	7570			2037			ψ01,500	
Water Cooling Tower	100%			2032	\$907,500	2	\$176,800	
Ventilation	10070				\$707,200		ψ1/0,000	
Distribution								
Ductwork/Diffusers	98%	2-4	\$154,700	LIFE	* *	2-5	\$96,000	
	Controller	Not Worki	ng, Extent : Moder	ate, Area	Affected : 100%			
	Location	: Faulty O	peration Of Variab	ole Air Vo	olume Boxes Throu	ghout.		
No Component	2%							
Exhaust Fans								
Interior	50%			2034	\$398,400	2	\$2,700	
Roof	50%			2034	\$174,300	2	\$2,700	
Plumbing		<u> </u>						
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4433

Mechanical	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger Steam Fired	100% 4+ \$86,9 Leak Evident, Extent : Moderate, A Location : Control Valve Leaking	lrea Affected : 100%	**	4	\$17,400	
	Other Observation, Extent: Moder Location: Basement Explanation: 2 Units For Domes	rate, Area Affected :				
Sanitary Piping	Explanation . 2 Ontis For Domes	nic Ose And I Onli	Tor Kuchen.			
Cast Iron	100% 4+ \$226,3 Corroded, Extent : Light, Area Affe Location : Basement		* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2034	\$36,000	4	\$5,600	
Sewage Ejector(s) Electric	100%	2042	* *	4	\$10,500	
	Recent Installation, Extent: N/A, A Location: Basement	Irea Affected : 100%	6			
Backflow Preventer						
Generic	100%	2039	* *	1	\$10,800	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	75%	LIFE	* *			
Geared Traction	Other Observation, Extent : Light, Location : Basement To 5th Floor	Area Affected : 80%	6			
	Explanation: 3 Units. Obsolete I	Equipment. Cooling	Unit In Mac	hine Roo	m Faulty.	
Hydraulic	25% Other Observation, Extent: Light,	LIFE	* *			
	Location : Basement To 1st Floor Explanation : One Unit		o			
Fire Suppression	Explanation . One Onti					
Standpipe						
Generic	100%	2060	* *	1-5	\$88,600	
Sprinkler						
Generic	100%	2054	* *	1-2	\$49,200	
Fire Pump						
Generic	100%	2043	* *	1	\$32,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : LINCOLN HOSPITAL GARAGE

Address : 234 EAST 149TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 303,425 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 15-Nov-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$629,400
Interior Architecture	\$689,700	\$929,400
Electrical	\$52,600	\$5,935,500
Mechanical	\$39,700	
Total	\$781,900	\$7,494,200
Importance Code A		\$629,400
Importance Code B	\$781,900	\$6,864,800
Total	\$781,900	\$7,494,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,800			
Electrical	\$34,000	\$65,000	\$28,300	\$34,000
Mechanical	\$5,700	\$11,300	\$5,700	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$74,300	\$86,200	\$43,900	\$49,500
Importance Code A	\$24,800			
Importance Code B	\$49,500	\$86,200	\$43,900	\$49,500
Total	\$74,300	\$86,200	\$43,900	\$49,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Asset #: 280

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	85%			LIFE	* *	5	\$220,100	
Masonry: Brick Cavity	15%			LIFE	* *	5	\$7,800	
Parapets								
Cast in Place Concrete	90%			LIFE	* *	5	\$409,300	
Masonry: Brick	10%			LIFE	* *	5	\$4,400	
Roof								
Cast in Place Concrete	95%	Now	\$24,800	LIFE	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Througho	out					
Modified Bitumen	3%			2031	\$38,300	10	\$3,400	
Single Ply Membrane	2%			2031	\$47,800	10	\$2,300	
Interior								
Floors								
Cast in Place Concrete	100%	Now	\$689,700	LIFE	* *	5	\$867,400	
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	: Potholes	And Cracks Throu	ghout				
Interior Walls								
Cast in Place Concrete	95%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	\$62,000	

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2031	\$54,300	1		
Panelboards								
Molded Case Bkrs	100%			2039	* *	5	\$8,000	
Wiring								
Thermoplastic	100%			2031	\$111,700	1		
Lighting								
Interior Lighting								
HID	80%			2031	\$2,939,200	10	\$7,900	
LED	20%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$36,600	
Exit, Service	50%			2026	\$52,600	1		
Exterior Lighting								
HID	100%			2031	\$1,447,600	10	\$900	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL GARAGE

Asset #: 280

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2031	\$582,400	1	\$113,300	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Throughout The Building	;				
	Explanation: CCTV Surveillane Sy.	stem				
Fire/Smoke Detection						
Generic, Digital	100%	2031	\$800,300	1-3	\$192,600	

Mechanical	Current Repair	Future Rep	lacement	Maiı	ntenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin		Cycle l (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light	t, Area Affected : 100%	6			
	Location: 1st To 5th Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$153,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 408

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : LINCOLN HOSPITAL MAIN HOSPITAL

Address : 234 EAST 149TH STREET @PARK-MORRIS AVES.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 1,034,360 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 15-Nov-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,9

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$22,558,700	\$1,384,500
Interior Architecture	\$2,077,100	\$54,184,500
Electrical		\$12,433,600
Mechanical	\$16,524,200	\$20,452,400
Site Pavements	\$226,800	\$1,677,300
Total	\$41,386,900	\$90,132,400
Importance Code A	\$22,558,700	\$5,318,700
Importance Code B	\$18,764,700	\$60,020,700
Importance Code C	\$63,500	\$24,793,000
Total	\$41,386,900	\$90,132,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,700		_	_
Interior Architecture			\$2,882,900	\$110,300
Electrical	\$213,300	\$227,500	\$171,500	\$187,800
Mechanical	\$219,700	\$237,500	\$303,900	\$197,400
Site Enclosure	\$8,600			
Site Pavements	\$10,200			
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
Total	\$667,000	\$645,400	\$3,538,800	\$675,900
Importance Code A	\$85,900	\$53,800	\$51,100	\$51,100
Importance Code B	\$562,300	\$591,600	\$3,487,600	\$624,700
Importance Code C	\$18,800			
Total	\$667,000	\$645,400	\$3,538,800	\$675,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

chitecture		Current Repair Future Replacement			t Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls						_		
Masonry: Brick Cavity		Now	\$6,843,200	LIFE	**	5	\$768,400	
		-	ents, Extent : Ligh	t, Area A	ffected: 20%			
		: Througho		. 1 100				
			Light, Area Affec	rted : 10%	6			
		i : Througho			<i>ACC4-1</i> . 200/			
		iar Miss/Ero i : Througho	od, Extent : Moder	ate, Area	i Affectea : 20%			
		_	uı tent : Light, Area .	Affactad	. 100/			
		etration, Ex 1 : Througho	-	Ајјестеи	. 10/0			
Window Wall	7%	i. Inrougho		2041	* *	5	\$216,900	
Windows	7 70			2041			\$210,700	
Aluminum	100%	Now	\$7,533,000	2056	* *	5	\$77,300	
			: Severe, Area Af		100%	-	* ,	
		i : Througho						
	Water Pen	etration, Ex	tent : Light, Area	Affected	: 25%			
	Location	i : Througho	ut					
	Weather S	trip Missing	, Extent : Modera	te, Area A	Affected : 25%			
	Location	ı : Glass Ga	sket Damaged Thi	oughout				
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	\$52,800	
Metal Rail	10%			2044	**	5-10	\$112,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$19,500	
Roof	(00/	NT	¢2 550 (00	2041	* *			
IRMA/Protected Membrane	60%	Now	\$2,558,600	2041	* *			
Memorane	Incul Mics	/Displaced	Extent : Moderate	o Aron A	ffected : 35%			
		i : Througho		., 111 cu 11	<i>Jjecica</i> . 5570			
		_	 tent : Moderate, A	rea Affe	cted · 10%			
			r A Wing, 3rd Flo					
Modified Bitumen	25%			2036	* *	10	\$110,200	
Wiodiffed Bitumen			Extent : N/A, Area		! · 100%	10	\$110,200	
			d C Wing Roof Ab	00				
Plaza Roof: Stone Pane			\$34,700	2041	* *			
Tiaza Root. Stolic Talic			tent : Moderate, A		cted · 20%			
		ı : Auditoriu		., 000 11955 00				
Roll Roofing	5%		\$87,700	2033	\$146,200	5	\$18,400	
Ron Rooting	_		Moderate, Area		·	5	Ψ10,π00	
		ı : Bulkhead		JJ				
Skylight, Metal/Glass	7%	Now	\$5,317,500	2061	* *			
Skylight, Wetal/Glass			ed, Extent : Mode		ea Affected : 25%			
	_		· Glass Above A A					
			tent : Moderate, A		-			
			And C Wings	00				
Soffits								
DOTTING								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nterior								
Floors								
Carpet	10%			2027	\$2,799,700	3	\$232,200	
Cast in Place Concrete	10%			LIFE	**	5	\$338,700	
Ceramic Tile	5%			2034	\$4,462,600	5	\$77,400	
Panel/Paver: Cer/Brk	10%			2039	**	5	\$348,300	
Sheet Vinyl/Rubber	5%			2036	* *	5	\$116,100	
Vinyl Tile	57%		\$498,500	2031	\$24,926,100	3	\$330,900	
111111111111111111111111111111111111111			nents, Extent : Light				4220,500	
		n : Through	_	,	9			
Vinyl Tile	3%			2036	* *	3	\$17,400	
Interior Walls	370	1		2030			\$17,400	
Ceramic Tile	10%			2034	\$11,456,500	5	\$203,700	
Concrete Masonry Unit	10%			LIFE	\$11, 4 50,500 **	5	\$81,500	
Fabric on Framing	5%			2029	\$10,530,900	5	\$50,900	
	69%			LIFE	\$10,550,900 * *	5	\$843,200	
Gypsum Board Masonry: Brick	5%			LIFE	* *	3	\$643,200	
Marble Panels	1%			LIFE	* *			
Marble Fallets			Extent : Light, Area		. 100%			
			y Elevator Banks	Ајјестеи	. 100/0			
		tion : Corio						
Ceilings	Ехрійни	iion . Corii	in 1 uneis					
AcousTileConcealSpLn	25%	0-2	\$634,500	2036	* *	5	\$241,000	
Acoust neconcearspen			amage, Extent : Mo			_	\$241,000	
		~	out Corridors	neruie, i	Area Ajjeciea . 207	70		
. T'1 C			Our Corridors	2026	* *		Ø61 7 000	
AcousTileSusp.Lay-In	40%			2036	* *	5	\$617,000	
Exposed Struc: Steel	15%		455.0 00	LIFE		_	#102 000	
Gypsum Board	10%		\$55,200	LIFE	**	5	\$192,800	
			Extent : Moderate	, Area Aj	ffected : 2%			
		n : Stair A A		1.00	. 1 50/			
			xtent : Moderate, A	rea Affe	cted: 5%			
		n : Stair A A						
Metal Panel	10%		\$522,400	LIFE	* *	5	\$192,800	
	•		ts, Extent : Modera	te, Area	Affected : 50%			
	Location	n : Kitchen	Area					
te Enclosure								
Fence/Gates								
Chain Link	40%			2041	* *			
Iron Picket	60%	l <u></u>		2051	* *			
Free Standing Walls	-	-						
Cast in Place Concrete	100%	0-2	\$8,600	2051	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	n : Through	out					
Retaining Walls								
Cast in Place Concrete	100%	1		2051	* *			
te Pavements								

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$163,300	2036	* *			
	Broken/Mi	issing Elem	ents, Extent : Light	, Area A	ffected : 20%			
	Location	: Through	out					
	Cracking/0	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 10%			
	Location	: Through	out					
On-Site Walkways								
Cast in Place Concrete	10%			2036	* *			
Pavers/Stone	90%			2034				
Parking/Driveway								
Asphalt	85%	Now	\$63,500	2034	\$1,270,100			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Through	out					
Cast in Place Concrete	10%	Now	\$10,200	2036	* *			
	Cracking/0	Crumbling,	Extent : Light, Are		ed : 10%			
	Location	: Through	out					
Pavers/Stone	5%			2034	\$407,300			

ectrical	Current Repair	Futur	e Replacement	M		
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2031	\$1,263,200	5	\$5,400	
	Other Observation, Extent : La	ight, Area Affected	: 100%			
	Location : Vault A Electrical	Room				
	Explanation: Three 5,000 A	mpere Main Disco	nnects			
Transformers						
Dry Type	100%	2029	\$27,300	5	\$3,800	
Switchgear / Switchboard						
Fused Disc Sw	50%	2031	\$631,600	5	\$2,200	
Molded Case Bkrs	50%	2031	\$631,600	5	\$13,600	
Raceway						
Conduit	90%	2031	\$1,260,700	1		
Conduit	10%	2051	* *	1		
Panelboards						
Fused Disc Sw	7%	2030	\$104,300	5	\$1,700	
Fused Disc Sw	3%	2047	* *	5	\$700	
Molded Case Bkrs	70%	2030	\$1,042,800	5	\$19,100	
Molded Case Bkrs	20%	2047	* *	5	\$5,400	
Wiring						
Thermoplastic	90%	2031	\$1,876,700	1		
Thermoplastic	10%	2051	* *	1		
Motor Controllers						
Locally Mounted	10%	2029		5	\$700	
Motor Control Center	90%	2029	\$2,410,800	5	\$25,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
round						•
Grounding Devices						
Generic	100%	LIFE	* *	5	\$15,200	
and-by Power						
Transfer Switches						
Automatic	90%	2029	\$289,900	1	\$286,400	
Automatic	10%	2044	* *	1	\$31,800	
Generators						
Diesel	70%	2027		1	\$280,400	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Generator Room					
	Explanation: Two 1,000 Kilowatts					
Diesel	30%	2040	* *	1	\$120,200	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Generator Room					
	Explanation: One 2,000 Kilowatts					
Batteries						
Lead/Acid	70%	2025	\$1,800	5	\$26,800	
Nickel Cadmium	30%	2026	\$800	5	\$69,200	
Fuel Storage						
Day Tank	50%	2030	\$13,100	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Generator Room					
	Explanation: 275 Gallon Capacity					
Underground Storage	50%	LIFE	* *	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Underground					
	Explanation: Two 10,000 Gallon Cap	acity				
ghting						
Interior Lighting	1000/					
Under Construction	100%					
Egress Lighting						
Emergency, Service	45%	2036	* *	1	*	
Emergency, Battery	5%	2036	* *	10	\$12,500	
Exit, Service	50%	2036	* *	1		
Exterior Lighting	200/					
HID	20%	2036	* *	10	\$600	
LED	80%	2039	* *			
ghtning Protection						
Arresters/Cabling	1000/	2021	0101000	-	4.600	
Generic	100%	2034	\$194,000	5	\$4,600	
larm						
Security System	1000/	2026	ale de		#20620	
Generic	100%	2036	**	1	\$386,300	
	Other Observation, Extent : Light, Area Location : Throughout The Building	Affected	: 100%			
	Explanation : CCTV Surveillance Syst	am				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2031	\$2,728,000	1-3	\$656,700	

Mechanical	Current Repair		Futu	re Replacement	M					
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%			2041	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%									
		n : Through	-	00						
	Explana	tion : Stean	n Is Provided From	Service	Building					
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2034	\$2,671,000	1	\$511,400			
	Location		Extent : Light, Area or Mechanical Room nits		: 100%					
Distribution										
Hot Wtr Piping/Pump	Location	Extent : Se n : Through			\$1,850,200	4	\$40,800			
			t : Severe, Area Aff -42. 3rd Floor Mec							
Central Plant Steam Piping/Pmp	20%	ı		2041	* *	4	\$15,300			
Terminal Devices										
Air Handler	50%			2026	\$9,951,200	1	\$319,800			
Convector/Radiator	20%			2029	\$1,729,700	1	\$66,800			
Induction Unit	30%	ı		2034	\$1,176,500	1	\$100,200			
ir Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	30%			2031	\$3,478,900	2	\$19,000			
C	Other Observation, Extent : Light, Area Affected : 30% Location : Roof Throughout									
		tion : Units d Water Ris	Reported To Be Adsers.	lded As S	Stand-ins To Interio	or Units I	Deactivated Due			
Split Unit No Component	10% 60%			2031	\$2,511,400					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Distribution CW & CHW Wtr	100%	Now	\$136,800	2041	* *	4	\$51,000	
Pipe/Pump	Location	: Through tion : Chille			d : 30% sers Reported To B	e Inactiv	e Due To	
Terminal Devices Air Handler/Cool/Ht		ervation, E : Through	xtent : Severe, Area	2031 a Affecte	\$5,746,000 d : 30%	1	\$447,700	
	Explana	_	hly 30% Of Air Ha	ndlers Ai	re Out Of Service L	Due To Co	orroded Chilled	
Induction Unit	30%			2031	\$685,600	1	\$100,200	
entilation Distribution								
Ductwork/Diffusers	Insul. Dete	_	\$929,000 Extent : Moderate, r Mechanical Equi			2-5	\$576,800	
Exhaust Fans								
Interior	95%			2026	\$4,456,100	2	\$30,100	
Roof	Not in Ser		\$2,100 t : Severe, Area Aff nd 95 On Roof	2026 ected : 7.	\$102,600	2	\$1,300	
lumbing			<u> </u>					
H/C Water Piping Brass/Copper	100%			2041	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron		Extent : Se	\$74,600 evere, Area Affected e A - 10th Floor	LIFE l : 2%	* *	1		
Sump Pump(s) Non-Submersible	100%			2031	\$211,700	4	\$21,800	
Sewage Ejector(s) Electric	100%			2026	\$553,800	4	\$61,700	
Backflow Preventer Not Accessible	100%							
Fixtures Generic	Location	: Roof	xtent : Severe, Are		d : 100% Malfunctioning. L.	ining In	Poor Condition.	

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 278

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Ligh	ht, Area Affected : 1009	%			
	Location: Throughout					
	Explanation: 16 Units					
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Ligh	ht, Area Affected : 1009	%			
	Location: 1st To 2nd Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$521,500	
Sprinkler						
No Component	10%					
Generic	90%	2041	* *	1-2	\$260,800	
Chemical System						
No Component	99%					
Generic	1%	2026	\$200	1-3	\$700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 15-Nov-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez

Block : 2335 Lot : 16 BIN : 2097050

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$408,100	\$79,000
Interior Architecture	\$355,000	\$156,000
Electrical	\$111,100	\$1,888,300
Mechanical	\$4,477,600	\$2,966,900
Total	\$5,351,700	\$5,090,200
Importance Code A	\$408,100	\$212,000
Importance Code B	\$4,818,800	\$4,878,200
Importance Code C	\$124,900	
Total	\$5,351,700	\$5,090,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,800	\$33,600		
Interior Architecture	\$13,300	\$500		
Electrical	\$40,600	\$17,900	\$13,200	\$14,500
Mechanical	\$51,500	\$38,200	\$43,000	\$17,600
Total	\$162,100	\$90,100	\$56,100	\$32,100
Importance Code A	\$56,800	\$33,800		
Importance Code B	\$92,100	\$56,300	\$56,100	\$32,100
Importance Code C	\$13,300			
Total	\$162,100	\$90,100	\$56,100	\$32,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

rchitecture	Current Repair			Futur	re Replacement	М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls						_		
Masonry: Brick Cavity		Now	\$140,800	LIFE	**	5	\$79,000	
			Extent : Moderate					
			d And Other Areas					
Metal Coiling Doors	3%		\$5,300	2036	**	5	\$3,800	
		_	xtent : Moderate, A Door Frame	lrea Affe	cted : 15%			
Windows								
Aluminum	50%			2039	* *	5	\$700	
Metal Louvers	50%			2034	\$38,100	10	\$4,200	
Parapets								
Masonry: Brick Cavity		Now	\$267,300	LIFE	* *	5	\$26,000	
			od, Extent : Moder	ate, Ared	a Affected : 25%			
	Location	ı : Interior	Parapets					
Metal Rail	10%			2036	* *	5-10	\$55,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$9,600	
Roof								
IRMA/Protected Membrane	95%	Now	\$28,400	2041	* *			
		stallation, E 1 : Replaced	Extent : N/A, Area A d 2018	Iffected :	100%			
		-	xtent : Light, Area .	Affected	: 5%			
			eak At Main Roof	33				
Roll Roofing	5%		-	2025	\$20,500	5	\$5,100	
erior					\$20,800		\$2,100	
Floors								
Cast in Place Concrete	95%	Now	\$124,100	LIFE	* *	5	\$156,000	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%		. ,	
	Location	ı : Electrice	al Vault (B Side), St	air K, Ai	nd Other Areas			
Vinyl Tile	5%			2026	\$106,100	3	\$1,400	
Interior Walls					, , , ,	•	· , - ·	
Cast in Place Concrete	5%	Now	\$13,300	LIFE	* *			
			Extent : Severe, A.		eted : 10%			
	-	_	k Access Doors, Ele			Fire Pum	p Room	
	95%	Now	\$124,900	LIFE	* *	5	\$26,000	
Concrete Masonry Unit	, , , ,				tad · 5%		+=0,000	
Concrete Masonry Unit	Diagonal	Cracks, Ex	tent : Moderate, Ar	eu Ameci	ieu . 5/0			
Concrete Masonry Unit	_		tent : Moderate, Ar l K And 2nd Floor					
	_							
Ceilings Exposed Struc: Concrete	Location	ı : Stairwel				5	\$8,800	

Electrical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

Electrical	Current Repair		re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	80%	2031	\$133,000	5	\$300	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Vault B Electrical Room					
	Explanation: Four 5,000 Ampere Ma		nnect Switches			
Fused Disc Sw	20%	2031	\$5,200	5	\$100	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Vault B Electrical Room					
	Explanation: One 2,000 Ampere Ma	in Discon	nect Switch For Fi	re Pump		
Transformers						
Dry Type	100%	2029	\$27,300	5	\$300	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Electrical Room					
	Explanation: Three 15 Kilovolt-amp	ere, 480pı	ri - 208/120 Second	lary		
Switchgear / Switchboard			****	_		
Fused Disc Sw	70%	2031	\$116,300	5	\$200	
Molded Case Bkrs	30%	2031	\$49,900	5	\$600	
Raceway			*			
Conduit	90%	2031	\$106,700	1		
Conduit	10%	2051	* *	1		
Panelboards	20/	20.45	ale ale	_	0100	
Fused Disc Sw	3%	2047	**	5	\$100	
Fused Disc Sw	7%	2030	\$6,400	5	\$100	
Molded Case Bkrs	80%	2030	\$73,500 * *	5	\$1,700	
Molded Case Bkrs	10%	2047	* *	5	\$200	
Wiring	000/	2021	#160.000	1		
Thermoplastic	90%	2031	\$160,000 * *	1		
Thermoplastic	10%	2051	* *	1		
Motor Controllers	50/	2020	¢12 100	_		
Locally Mounted	5%	2029	\$12,100 * *	5		
Locally Mounted	5%	2044		5	¢1 000	
Motor Control Center	89%	2029	\$99,300	5	\$1,900	
Variable Frequency	1%	2044	4. 4.			
Drive						
Grounding Davises						
Grounding Devices	100%	LIFE	* *	5	¢1 200	
Generic	10070	LIFE		3	\$1,200	
Stand-by Power Transfer Switches						
Automatic	75%	2029	\$10,500	1	\$18,500	
Automatic	25%	2029	\$10,500	1 1	•	
Automatic	∠J70	∠044		1	\$6,200	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
·		•	1	\$19,500	
		d : 100%			
		000/			
9	00	00%			
			1	\$9,300	
	rea Affected : I	00%			
Explanation : One 1,400 Kilowatts					
100%	2025	\$2.500	5	\$3,000	
10070	2023	\$2,300		\$3,000	
50%	2030	\$13,100	5		
			J		
9					
	,				
		\$39 300	5		
		•	5		
_	33				
_	city				
	-				
75%	2031	\$933,400	10	\$55,000	
		00%			
	g				
5%	2036	* *	10	\$3,700	
		a Affected : 100	%		
Location: Throughout The Building	g				
20%					
		\$25,200	1		
50%	2031	\$17,600	1		
			10	\$200	
20%	2039	**			
1000/	2066	* *	_	# C00	
100%	2006	* *	3	\$600	
100%	2036	* *	1	\$20 000	
			1	\$49,900	
Location: Throughout The Buildin					
	Total (Years) 70% Now \$23,30 Engine Inoperable, Extent: Moderat Location: B Plant Generator Room Other Observation, Extent: Light, A. Location: B Plant Generator Room Explanation: Two 1,000 Kilowatts 30% Other Observation, Extent: Light, A. Location: Generator Room Explanation: One 1,400 Kilowatts 100% 50% Other Observation, Extent: Light, A. Location: Generator Room Explanation: 317 Gallon Capacity 50% Other Observation, Extent: Light, A. Location: Underground Explanation: 10,000 Gallon Capacity 75% Other Observation, Extent: Light, A. Location: Throughout The Buildin Explanation: T-8 Lamps 5% Compact Fluorescent Light, Extent: Location: Throughout The Buildin 20% 50% 50% 50% 50% 100% Other Observation, Extent: Light, A. Location: Throughout The Buildin 20%	Total (Years) FY 70% Now \$23,300 2027 Engine Inoperable, Extent: Moderate, Area Affected Location: B Plant Generator Room Other Observation, Extent: Light, Area Affected: In Location: B Plant Generator Room Explanation: Two 1,000 Kilowatts 30% 2027 Other Observation, Extent: Light, Area Affected: In Location: Generator Room Explanation: One 1,400 Kilowatts 100% 2025 50% 2030 Other Observation, Extent: Light, Area Affected: In Location: Generator Room Explanation: 317 Gallon Capacity 50% 2034 Other Observation, Extent: Light, Area Affected: In Location: Underground Explanation: 10,000 Gallon Capacity 75% 2031 Other Observation, Extent: Light, Area Affected: In Location: Throughout The Building Explanation: T-8 Lamps 5% 2036 Compact Fluorescent Light, Extent: Moderate, Area Location: Throughout The Building 20% 50% 2031 80% 2036 2039 100% 2036 Other Observation, Extent: Light, Area Affected: In Location: Throughout The Building 20%	Total (Years) FY	Total (Years) FY	Total (Years) FY (Yrs)

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Maintenance

HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL SERVICE BLDG

Asset #: 279

Future Replacement

Current Repair

Electrical

ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
arm								
Fire/Smoke Detection Generic, Digital	100%	ı		2031	\$211,000	1-3	\$50,800	
echanical		Current F	Renair	Futur	e Replacement	М	aintenance	
vstem	% of		Estimated Cost	Year	Estimated Cost		Estimated Cost	Drior
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	11101
ating								
Energy Source	500/			2041	* *	1		
Electricity	50%			2041	* *	1		
Interruptible Gas/Dual Fuel	50%	1		2041		1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%	Now	\$14,000	2046	* *			
			oderate, Area Affec					
				-	eaking. Boiler Rooi	n		
	_		oderate, Area Affe					
			n Fraying On Both					
			t : Severe, Area Aff		0%			
			HX-14. Boiler Rooi					
			Extent : Light, Area	Affected	: 100%			
			nt Boiler Room					
			its For Service Buil					
Steam Boiler Central Plant	90%		\$104,500	2036	* *			
			: Moderate, Area A or And Surge Tanks		30%			
			xtent : Light, Area	Affected	: 100%			
			t Boiler Room					
	•		Comprises 6 Elect d 3 Low Pressure I	_	Pressure Boilers, I	! High Pi	ressure Boiler	
Distribution	200/			2020	* *	1	ቀonn	
Hot Wtr Piping/Pump Central Plant Steam	20% 80%			2039 2031	\$1,840,100	4	\$800	
Piping/Pmp	80%	1		2031	\$1,840,100	4	\$3,200	
Terminal Devices								
Fan Coil Unit/Heat	20%			2026	\$405,600	1	\$5,200	
Unit Heater - Steam	20%			2026	\$93,000	4	\$2,200	
No Component	60%			2020	\$75,000	7	\$2,200	
140 Component			xtent : Light, Area	Affected	. 0%			
		n : Air Conc	-	11,,00100	. 0/0			
			ir Conditioning					
r Conditioning	zp.u.iu		30					
Energy Source								
Electricity	100%	ı		2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 279

Mechanical	Current Repair			Futu	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment	200/			2026	Φ440.700	1	017.200	
Absorption Chiller/Direct Fire	20%	1		2026	\$449,700	1	\$17,300	
Centrifugal, Elec Chille	r 80%	1		2027	\$1,334,200	1	\$69,300	
Cenariagai, Elec Cinne			tent : Light, Area A				φο,,200	
	Location	n : 2nd Floo	or Refrigeration Pla	ant				
			Extent : Light, Area		: 100%			
			or Refrigeration Pla					
D' - '1 - '	Explana	tion : 4 Un	its Service The Ent	ire Hosp	ital Complex			
Distribution CW & CHW Wtr	100%			2041	* *	4	\$5,900	
Pipe/Pump	10070)		2041		4	\$3,900	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$158,700	2026	\$1,587,200	1	\$44,500	
			evere, Area Affected		4-,,		4	
	Location	n: 2nd And	3rd Floor Mechan	ical Roo	ms			
Heat Rejection								
Water Cooling Tower	100%			2035	* *	2	\$80,500	
		-	ent, Extent : N/A, A	rea Affec	cted : 100%			
-	Location	n : Roof						
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans	10070	<u>'</u>		DII E		23	Ψ11,000	
Interior	95%)		2026	\$344,600	2	\$2,300	
Roof	5%			2026	\$7,900	2	\$100	
umbing								
H/C Water Piping								
Brass/Copper	70%			2031	\$735,400	1		
Galvanized Steel	30%)		2029	\$313,300	1		
HW Heat Exchanger	1000/			2041	* *	4	ф11 000	
Steam Fired	100%		Extent : Light, Area	2041		4	\$11,900	
			extent : Lignt, Area or Mechanical Root		: 100%			
			ide Hot Water To E		snital Complex			
Sanitary Piping	Бърши		ine 1101 fruier 10 E	1111 € 110	эриш Сотриел			
Cast Iron	100%	1		LIFE	* *	1		
Storm Drain Piping				<u> </u>				
Cast Iron	100%	1		LIFE	* *	1		
Sump Pump(s)								
Submersible	100%)		2025	\$2,500	4	\$2,500	
Sewage Ejector(s)								
Electric	100%	1		2031	\$42,800	4	\$3,200	
Fixtures								
Generic	100%)						

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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HEALTH AND HOSPITALS CORP. - 819 LINCOLN HOSPITAL SERVICE BLDG

Asset #: 279

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$40,300	
Fire Pump						
Generic	100%	2034	\$78,100	1	\$14,900	
	Other Observation, Extent : Light, Area	Affected	: 100%		,	
	Location: Basement					
	Explanation: Services The Entire Hos	pital Cor	nplex			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : METROPOLITAN HOSPITAL MAIN BUILDING

Address : 1901 FIRST AVENUE @E. 99 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 898,023 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 31-Mar-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,5,7,16

Block : 1669 Lot : 1 BIN : 1083929

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$4,943,400	\$2,436,700		
Interior Architecture	\$14,248,100	\$24,712,600		
Electrical	\$5,749,600	\$5,540,400		
Mechanical	\$17,489,700	\$25,348,000		
Site Pavements	\$213,500			
Total	\$42,644,200	\$58,037,700		
Importance Code A	\$4,943,400	\$2,825,500		
Importance Code B	\$35,356,700	\$54,296,900		
Importance Code C	\$2,344,100	\$915,200		
Total	\$42,644,200	\$58,037,700		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$108,300		\$82,900	
Interior Architecture	\$33,600	\$20,200	\$45,400	\$134,400
Electrical	\$109,300	\$174,300	\$161,100	\$164,200
Mechanical	\$313,500	\$320,200	\$463,100	\$412,100
Site Enclosure	\$43,500			
Site Pavements	\$38,400			
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
Total	\$859,800	\$727,800	\$965,600	\$923,900
Importance Code A	\$192,800	\$84,500	\$169,400	\$84,500
Importance Code B	\$656,200	\$643,300	\$796,200	\$839,400
Importance Code C	\$10,800			
Total	\$859,800	\$727,800	\$965,600	\$923,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	86%			LIFE	* *	5	\$708,400	
Masonry: Brick	2%	Now	\$138,700	LIFE	* *	5	\$16,500	
	_		t, Extent : Modera					
	Location	ı : At Walkv	vay To Patient Dro	p Off Ent	rance			
	Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	cted : 100%			
	Location	ı : Walkway	To Pediatric Entro	ance				
			es Supporting Conc arily Supported By			Deterior	ated. The	
Masonry: Granite	3%			LIFE	* *	5	\$18,500	
Metal Panel	2%			2052	* *	5-10	\$113,300	
Pre-Cast Concrete	2%			LIFE	* *	5	\$53,500	
Window Wall	3%			2052	* *	5	\$92,700	
Wood Overhead Doors	2%			2030	\$483,500	5	\$82,400	
Windows					•		•	
Aluminum	70%			2048	* *	5	\$243,100	
Aluminum	15%	Now	\$2,538,600	2057	* *	5	\$26,000	
	Deteriora	ted Finish,	out Basement At Ai Extent : Moderate, out Basement At Ai	Area Aff	ected : 50%			
Aluminum	Air Infiltro		\$1,692,400 at : Moderate, Area -9 Abutting Mental			5	\$17,400	
	Location Unit Inope	i : Floors 4 erable, Exte	ct, Extent : Moderc -9 Abutting Mental int : Moderate, Are -9 Abutting Mental	Health I a Affecte	Building d : 50%			
Metal Louvers	5%			2041	* *	10	\$108,500	
Parapets								
Masonry: Brick	68%			LIFE	* *	5	\$28,100	
Metal Rail		Now	\$56,800		* *	5	\$58,700	
			s, Extent : Severe, A uilding And 8th Flo			p Off		
Metal: Cage/Fence	2%			2037	* *	5-10	\$6,400	
Pre-Cast Concrete		Now	\$17,200	LIFE	* *	5	\$26,000	
			ents, Extent : Mod		ea Affected : 2%	2	\$ 2 0,000	
		-	nel Roof At Grade					
			Extent : Moderate		fected : 2%			
	_	_	nel Roof At Grade		,			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Architecture	Current R	epair	Future	Replacement	M	aintenance					
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
terior											
Roof					_						
Asphalt Macadam	10% Now	\$13,600	2032	\$135,700	5	\$9,000					
	Cracking/Crumbling,				Œ	. 2 14					
	Location : Parking I Water Penetration, Ex	•		•	bs (Froni	ing 2na Avenue)					
					ns (Evont	ing 2nd (wanua)					
	Location: Parking Driveway Over Central Stores And Trade Shops (Fronting 2nd Avenue) Other Observation, Extent: Moderate, Area Affected: 10%										
	Location : Parking I		55		ns (Front	ing 2nd Avenue)					
	Explanation : Expan	-		ss iiiid ii dae siioj	00 (1 /0///						
Built-Up (BUR)	12% Now	\$19,300	2032	\$385,700							
Built of (Bott)	Water Penetration, Ex										
	Location : Pipe Tunr										
IRMA/Protected	5%	·	2040	* *	10	\$13,500					
Membrane						4-2,200					
	Recent Replace Evider	nt, Extent : N/A, A	rea Affecte	ed : 100%							
	Location : Over New	Born Pavilion O	n Fifth Flo	oor							
	Other Observation, Ex										
	Location : Over New										
	Explanation: This R	oof Is Finished W	ith Precas	t Concrete Paver:	5						
IRMA/Protected Membrane	10% Now	\$260,700	2042	* *							
	Broken Paver Blocks,										
	Location: Over 1st I										
	Water Penetration, Ex										
	Location: Over 1st Floor, 9th Floor And Boiler Building Roofs										
	Worn/Eroded, Extent: Moderate, Area Affected: 25%										
	Location: Over 1st Floor, 9th Floor And Boiler Building Roofs										
	Other Observation, Extent : N/A, Area Affected : 100% Location : Over 1st Floor, 9th Floor And Boiler Building Roofs										
	Explanation: These				wers						
Modified Bitumen	5% Now	\$15,100	2037	* *	ivers						
Wodified Bitumen	Deteriorated Finish, E			cted · 15%							
	Location : Emergenc		11.00.119900								
Modified Bitumen	50%		2037	* *	10	\$134,700					
Single Ply Membrane	5%		2032	\$282,100	10	\$13,500					
Skylight, Plastic	3%		2045	**	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.

Asset #: 281

Architecture	Current Repair			Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Soffits								
Exposed Struc: Concrete	45%	0-2	\$1,900	LIFE	* *	5	\$100	
•	Cracking/ Location	n : Various I	Extent : Light, Are Rooftop And Balco ent, Extent : Moder	ny Soffits	5			
	Location	n : Stair Bri	dge At Emergency	Wing				
Exposed Struc: Steel	Location			LIFE ffected :	**	5	\$800	
Fiberglass Panel	2%		Cunopies	2035	* *	5	\$300	
i locigiass i alici	Other Obs				100%	3	Ψ300	
Stucco Cement	45%	ı		2037	* *	5	\$3,800	
Interior Floors								
Carpet	5%)		2031	\$1,215,300	3	\$134,400	
Cast in Place Concrete	5%)		LIFE	* *	5	\$147,000	
Ceramic Tile	3%)		2041	* *	5	\$40,300	
Quarry Tile	3%	1		2037	* *	5	\$60,500	
Sheet Vinyl/Rubber	10%	1		2037	* *	5	\$201,600	
Terrazzo	5%)		LIFE	* *	5	\$52,500	
Vinyl Tile		ded, Extent	\$455,600 : Moderate, Area A t Mechanical	2032 Affected :	\$22,779,600 - 5%	3	\$302,400	
Vinyl Tile 9" X 9"	9%)		2027	\$9,891,900	3	\$45,400	
<u> </u>	_	Evident, Ex. n : Through	tent : Moderate, Ai out	rea Affec	ted : 10%			
Interior Walls	5 0 /			2025	ate ate	_	#102 000	
Ceramic Tile	5%			2035	* *	5	\$102,800	
Concrete Masonry Unit				LIFE	* *	5	\$82,300	
Gypsum Board	10%			LIFE	* *	5	\$123,400	
Granite Panels	5%			LIFE	* *			
Marble Panels	3%			LIFE	**	-	#246 000	
Plaster SGFT/Glazed Masonry	40% 22%	Now	\$2,079,200	LIFE LIFE	* *	5	\$246,800	
			Extent : Moderate cal Areas And Bas		ffected : 10% ls In Corridors And	l Kitchen		
Wood	5% Wayn/Fna		: Modanata Aus :-	LIFE	**	5	\$411,300	
			: Moderate, Area A um And 4th Floor \		10070			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Architecture	Current Repair			Futu	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings AcousTile,Adhered	Loose/De	Now elam Surface n : Electric	\$110,600 e, Extent : Moderat al Room	2037 e, Area A	* * Affected : 30%	5	\$33,600	
AcousTileConcealSpLn AcousTileSusp.Lay-In	33%	Now	\$150,800 nents, Extent : Mode	2037 2045 erate, Ar	* * * * rea Affected : 2%	5 5	\$756,100 \$221,800	
Exposed Struc: Concrete	Exposed	Now Reinforcem	nt Storage Area At 0 \$1,029,700 ent, Extent : Moder Stores Room In Bas	LIFE ate, Area	* *	5	\$10,500	
	Locatio Other Ob Locatio Explana	n : Central servation, E n : Central ation : Expa	xtent: Moderate, A Stores Room In Bas Extent: Moderate, A Stores Room In Bas Insion Joint Failure	sement Area Affe sement	ected : 50%			
Metal Panel		d/Dented, E.	xtent : Moderate, A And Basement Cor	-	* * cted : 10%	5	\$117,600	
Plaster	5%	0		LIFE	* *	5	\$42,000	
Site Enclosure Fence/Gates Chain Link Iron Picket	-	6 4+ amage, Ext	\$3,700 ent : Moderate, Are Of 97th Street And 2					
Retaining Walls Masonry: Fieldstone	100% Misaligne	Now ed/Bulging,	\$39,800 Extent : Moderate,	2042 Area Afj	* * Fected : 15%			
Site Pavements	Locatio	n : 97th Str	eet Adjacent To Em	ergency	Wing			
Public Sidewalk Cast in Place Concrete	Cracking Locatio Tripping	n : Through	\$31,400 , Extent : Moderate tout 1st Avenue Side tent : Moderate, Ard ue Side	?	-			
On-Site Walkways Asphalt Cast in Place Concrete		ó 0-2	\$7,000 Extent : Moderate, Courtyard	2035 2037 , Area Ą	* * * * ffected : 5%			
Parking/Driveway Asphalt	Cracking		\$213,500 Extent : Moderate nue Driveway, Cou		* * ffected : 25%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

ectrical	Current Repair	Future F	Replacement	M					
tem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
ler 600 Volts									
Service Equipment									
Air Circuit Breaker	25%	2032	\$265,900	5	\$1,200				
	Other Observation, Extent: N/2		00%						
	Location : Electric Service Re								
	Explanation : One Main Serv	ice Circuit Breaker I	Rated At 4,000 A	mperes					
Fused Disc Sw	50%	2032	\$122,900	5	\$1,900				
	Other Observation, Extent : N/2	A, Area Affected : 10	00%						
	Location : Electrical Room 1								
	Explanation: Two Main Serv	ice Disconnect Switc	ches Rated At 3,0	000 Amp	eres				
Fused Disc Sw	25%	2042	* *	5	\$1,000				
	Other Observation, Extent: N/2	A, Area Affected : 10	00%						
	Location: Electrical Room 2								
	Explanation: One Main Serv	ice Disconnect Switc	ch Rated At 5,00	0 Ampere	es				
Transformers									
Dry Type	50%	2037	* *	5	\$1,700				
	Other Observation, Extent : N/2	A, Area Affected : 10	00%						
	Location: Electrical Room 1								
	Explanation : 2- 112 Kilovolt- 480/277/208 Volts	ampere, 480/277/20	8 Volts And 1-1.	50 Kilov	olt-ampere,				
Dry Type	25%	2037	* *	5	\$800				
Dry Type	Other Observation, Extent: N/2		00%	3	\$600				
	Location : Electrical Room 2	a, mea myeetea . 10	070						
	Explanation: 150 Kilovolt-ar	nnara 180/277/120	Volts						
D T	25%		* *		\$800				
Dry Type		2045		5	\$800				
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room								
	Explanation: 225 Kilovolt-ar		Volta						
Switchgear / Switchboard	Explanation : 223 Kitovoti-ar	npere, 400/200/120	vous						
Air Circuit Breaker	10%	2032	\$106,400	5	\$500				
Molded Case Bkrs	90%	2032	\$957,400	5	\$21,300				
Raceway	9070	2032	\$937,400		\$21,300				
Busway	5%	2037	* *	1					
Conduit	85%	2037	\$992,200	1					
Conduit	10%	2052	**	1					
Panelboards	1070	2032		1					
Fused Disc Sw	5%	2040	* *	5	\$1,000				
Molded Case Bkrs	75%	2040	\$918,300	5	\$17,700				
Molded Case Bkrs	10%	2040	\$910,300 * *	5	\$2,400				
Molded Case Bkrs	10%	2048	* *	5	\$2,400				
Wiring	10/0	2040		<i>J</i>	Ψ2,π00				
Braided Cloth	65% 0-2 \$1,12	29,500 2057	* *	1					
Dialaca Cioni	Insulation Aged, Extent : Sever	•	0%	1					
	Location : Throughout The Br	**							
	Eccurion : Throughout The Bi								
Rusway		2037	* *	1					
Busway Thermoplastic	5% 20%	2037 2042	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	10%		2045	* *	5	\$600	
Locally Mounted	10%		2030		5	\$600	
Variable Frequency	80%		2049	* *			
Drive							
Ground							
Grounding Devices					_		
Generic	100% 4+	\$10,600	LIFE	* *	5	\$13,200	
	Corroded, Extent : Location : Boiler	Moderate, Area Affed Room	cted : 100)%			
Stand-by Power							
Transfer Switches							
Automatic	80%		2030	\$170,900	1	\$221,000	
Automatic	20%		2037	* *	1	\$55,300	
Generators							
Diesel	50%		2028		1	\$173,900	
		Extent: N/A, Area A	ffected :	100%			
	Location : Genera						
	Explanation : Wat	ıkesha Diesel Gener	ator Rate	ed At 600 Kilowatt:	5		
Diesel	50%		2028		1	\$173,900	
	Other Observation, Location : Genera	Extent: N/A, Area A	ffected :	100%			
		subishi Diesel Gener	ator Rat	ed At 750 Kilowatt	c		
Batteries	дарининон . Ми	suoisiii Diesei Gener	aioi nai	ca 111 / 50 Knowall			
Lead/Acid	100%		2026	\$2,500	5	\$33,300	
Fuel Storage	10070		2020	Ψ2,500		Ψ33,300	
Day Tank	25%		2048	* *	5		
Buy Tunk		Extent : N/A, Area A		100%	3		
	Location : Genera		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10070			
		Gallons Rated Capac	ritv				
Doy Topk	25%	Sations Raica Capac	2048	* *	5		
Day Tank		Extent: N/A, Area A			3		
	Location : Genera		ујестеи.	100/0			
		uor Room 1 Gallons Rated Capac	eitv				
M-:- T - 1-		зинонь киней Сирас	-	* *	- F		
Main Tank	50%	Entant N/A A.	2072		5		
	Uther Observation, Location : Underg	Extent: N/A, Area A	ijjectea :	100%			
	_	•	.: T 1	D 1 14 0 000 C	.11	- I.	
ighting	Explanation : Two	Newly Installed Ma	in Ianks	Katea At 8,000 Ga	iilons Ea	cn	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Electrical	Current Repair	Futu	e Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Interior Lighting					*=					
Fluorescent	20%	2037	**	10	\$164,700					
	T-5 Lamps And Fixtures, Extent: Light, Location: Hallways, Offices	Area Aff	ected : 100%							
Fluorescent	2%	2027	\$279,400	10	\$16,500					
	T-12 Lamps And Fixtures, Extent : Light Location : Basement	t, Area Aj	ffected : 100%							
Fluorescent	63%	2037	* *	10	\$518,900					
	T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	Area Aff	ected : 100%							
Fluorescent	14%	2037	* *	10	\$115,300					
	Compact Fluorescent Light, Extent : Lig Location : Throughout The Building	ght, Area	Affected : 100%							
LED	1%	2037	* *							
	Recent Installation, Extent: N/A, Area	Affected :	100%							
	Location : Boiler Room									
Egress Lighting										
Emergency, Service	50%	2032	\$282,800	1						
Exit, LED	40%	2047	**	1						
Exit, Service	10%	2032	\$39,600	1						
Exterior Lighting	250/	2025	01 17 6 000	10	\$ 700					
HID	27%	2027	\$1,156,800	10	\$700					
	Other Observation, Extent : N/A, Area Affected : 100% Location : Outside									
		Licht D	olas Controllad Pu	Photogo	II.a					
LED	Explanation: 46 HID Fixtures And 12		* *	Гпогосег	113					
LED	3% Recent Installation, Extent: N/A, Area A	2040								
	Location: Breezeway At Entrance	престеи .	10070							
No Component	70%									
.larm										
Security System										
Generic	100%	2032	\$1,723,700	1	\$335,400					
	Other Observation, Extent : N/A, Area A	Iffected :	100%							
	Location: Inside And Outside The Bu	_								
	Explanation : CCTV Surveillance Can Protection System	iera Syst	em, Intrusion Alari	n System	And Infant					
Fire/Smoke Detection	1000/ 0.2	20.40	aly de	1.0	Φ 703 100					
Generic, Digital	100% 0-2 \$2,368,500	2040	**	1-3	\$503,100					
	Other Observation, Extent: Moderate, A	4rea Affe	ected : 100%							
	Location: Throughout The Building	G		41)-II- M ID II					
	Explanation : System Under Repair D Stations, Horns And Smoke Detectors	uring Sui	rvey. Sirobe Lights,	Alarm E	seus, Manual Pull					

Mechanical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

Mechanical		Current	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual	100%	1		2058	* *	1		
Fuel	Other Oh	servation F	Extent : N/A, Area A	ffected ·	100%			
			ound By 99th Stree					
	Explana	tion : 2- Ac	tive No. 2 Oil Tank s Are Abandoned I	s 35,000		lled In 20	016. 2- Inactive	
Conversion Equipment								
Heat Exchanger, Plate & Frame				2035	* *	1	\$44,400	
Steam Boiler	90%		37/4	2049	**	1	\$800,400	
	Location	n : Basemer			100%			
B1 - 1 - 1	Explana	tion: 3 Un	its. Installed In 201	6.				
Distribution Hot Wtr Piping/Pump	90%			2040	* *	4	\$39,800	
Central Plant Steam	10%		\$51,600	2040	* *	4	\$4,400	
Piping/Pmp			Toderate, Area Affec					
			sate Return Piping . Extent : N/A, Area A					
			or. Partial Repair (ıg.		
Terminal Devices				<i>y</i>		-8-		
Air Handler	30%	1		2032	\$5,183,700	1	\$166,600	
Convector/Radiator	70%)		2037	* *	1	\$203,000	
Air Conditioning								
Energy Source Electricity	100%	1		2048	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller			F 1:1.4	2028	\$14,041,000	1	\$728,900	
	Location	n : Basemer						
		servation, E n : Basemer	Extent : N/A, Area A nt	ffected :	100%			
		tion : Chille l For Replac	ers Capacity Under cement.	sized Fo	r Building Load Ro	equireme	nts. Chillers Are	
Window/Wall Unit	25%)		2027	\$869,600	1		
Distribution CW & CHW Wtr	75%	1		2042	**	4	\$49,800	
Pipe/Pump			Extent : N/A, Area A					
			nt Mechanical Room		unical Room 5m55			
N. C.			illed Water Pumps	lotal.				
No Component Terminal Devices	25%	1						
Air Handler/Cool/Ht	75%	1		2032	\$13,362,300	1	\$416,500	
2 111 11unuivi/ C001/11t	25%			2032	\$15,502,500		Ψ110,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 281

lechanical	Current Repair		Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Heat Rejection	100/		2022	Ø 4 2 1 400	2	A 62 500	
Dry Cooler	10% Other Observation Location: 7th Explanation: 1		2032 Affected : 1	\$421,400 100%	2	\$62,500	
Water Cooling Tower	Location : Roo	tent : Severe, Area Aff f. 1 Of 3 Cooling Towe on, Extent : N/A, Area	ers.		2	\$433,800	
No Component	30%						
entilation							
Distribution Ductwork/Diffusers		x \$806,500 tem, Extent : Moderate ous Locations. Associ			2-5	\$500,800	
Exhaust Fans							
Interior Roof	80% 20% Nov On Extended Life Location: Roop	e, Extent : Moderate, A	2032 2042 Area Affecte	\$3,257,900 * * ed : 100%	2 2	\$22,000 \$4,400	
umbing	Locuiton . Rooj						
H/C Water Piping Brass/Copper	100%		2042	* *	1		
HW Heat Exchanger Steam Fired	Location: Base			**	4	\$88,800	
Sanitary Piping	Explanation : 3	3 Units - Instantaneou	s Type				
Cast Iron	100% Nov Corroded, Exten Location : Thro	t : Moderate, Area Aff		* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Other Observation: Bass Explanation: 2		2040 Affected : 1	**	4	\$19,000	
Sewage Ejector(s) Electric	100% Recent Installation	on, Extent : N/A, Area ement, Mechanical Ro			4	\$35,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 METROPOLITAN HOSPITAL MAIN BUILDING

Asset #: 281

Mechanical	Current Repair	Future Replacemen	nt N	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority	
Plumbing						
Backflow Preventer						
Generic	100% Now \$20,5		** 1	\$49,500		
	Other Observation, Extent : Severe					
	Location: Basement, Mechanica					
	Explanation : Leaking Rpz At Do And 1st Avenue. Leaking Backflo C19.					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, A	-				
	Location : 7 Units From Basemer In Outpatient Department Room			6th Floor, 3 Units		
	Explanation: 12 Units Total.	Tom Busement 10 / Will tool				
Fire Suppression	-					
Standpipe						
Generic	100%	2052	* * 1-5	\$469,600		
Sprinkler						
No Component	70%					
Generic	30%	2052	* * 1-2	\$75,500		
Fire Pump						
Generic	100%	2028 \$876,7	00 1	\$167,700		
	Other Observation, Extent: N/A, A Location: Basement	rea Affected : 100%				
	Explanation: One Antiquated Fi	re Pump Unit Planned For I	Renlacemen	t		
Chemical System	Explanation . One illusquated i	er ump. Onu i tunneu i or i	tepracemen	•		
Wet	10%	2030 \$1,7	00 1-3	\$8,300		
,,,,,,	Other Observation, Extent: N/A, A		00 15	ψο,500		
	Location: Kitchen					
	Explanation : Multiple Fire Supp	ression Systems Protecting K	itchen Hoo	ds		
No Component	70%					
Generic	20%	2030 \$3,3	00 1-3	\$14,900		
OCHCIIC	Other Observation, Extent: N/A, A		00 1-3	\$14,900		
	Location: Throughout	геи Луестей . 100/0				
	Explanation: Fire Extinguishers					
	Explanation . Fire Extinguishers					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - FY 2024 Print Date: 22-Aug-2023

: METROPOLITAN HOSPITAL MENTAL HEALTH **Asset Name**

: 1901 FIRST AVENUE @E. 99 STREET Address

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 Landmark Status : NONE : 31-Mar-2021

Areas Surveyed : Basement, Roof, Floors 1,5,11,14

Total

: 1669 BIN : 1083929 Block Lot : 1

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,045,300	\$548,300
Interior Architecture	\$2,653,400	\$3,362,600
Electrical	\$1,317,100	\$3,282,300
Mechanical	\$11,137,900	\$1,428,100
Total	\$17,153,700	\$8,621,400
Importance Code A	\$2,045,300	\$1,013,700
Importance Code B	\$15,108,400	\$7,544,900
Importance Code C		\$62,800
Total	\$17,153,700	\$8,621,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,200		\$44,300	_
Interior Architecture	\$107,400	\$7,800	\$50,600	\$17,500
Electrical	\$24,600	\$42,400	\$82,500	\$38,000
Mechanical	\$113,600	\$58,900	\$103,800	\$95,900
Site Pavements	\$15,500			
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
Total	\$359,200	\$203,900	\$375,900	\$246,200
Importance Code A	\$11,400	\$8,200	\$53,100	\$35,100
Importance Code B	\$321,800	\$195,600	\$322,900	\$211,200
Importance Code C	\$26,000			

\$203,900

\$375,900

\$246,200



All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

\$359,200

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Architecture							. ,	
		Current F	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$242,000	
Granite Panels	5%			LIFE	* *	5	\$10,700	
Marble Panels	5%			LIFE	* *	5	\$10,700	
Pre-Cast Concrete	5%			LIFE	* *	5	\$46,300	
Windows								
Aluminum		Now ution. Exten	\$1,920,400 at : Moderate, Area	2057 Affected	**	5	\$19,700	
	-	: Through		9,5				
		_	ct, Extent : Modera	ite. Area	Affected : 50%			
		: Through		, 11, 000	199000000000000000000000000000000000000			
		_	xtent : Moderate, A	Area Affe	cted : 100%			
		: Through						
		_	oonent Extended Fa	ar Bevon	d Useful Life			
Parapets					<u> </u>			
Masonry: Brick	65%			LIFE	* *	5	\$15,400	
Masonry: Limestone		Now	\$60,000	LIFE	* *	5	\$3,000	
,	Caulking I	Deteriorate	d, Extent : Modera		Affected : 100%		. ,	
	Location	: Through	out Coping Joints					
Metal Rail	25%			2045	* *	5-10	\$106,900	
Roof							\$100,500	
Asphalt Macadam	10%	Now	\$3,200	2032	\$31,900	5	\$2,100	
1			Extent : Moderate			-	, ,	
	_	_	y Over Storage Are					
		-	xtent : Moderate, A					
			y Over Storage Are					
		-	xtent : Moderate, A					
			y Over Storage Åre					
			nsion Joint Failure					
IDMA/D · · · · · · · · · · · · · · · · · · ·	20%			2032	\$306,300	10	\$12,700	
IR M.A/Protected	2070			2032	Ψ500,500	10	Φ12,700	
IRMA/Protected Membrane								
IRMA/Protected Membrane	Grvl/Blst l	Aiss/Disp.	Extent : Light, Ared	a Affected	d : 5%			
		•	Extent : Light, Ared r And 14th Floor R	00	d : 5%			
Membrane	Location	•	_	oofs	d: 5%	10	\$44,300	
Membrane Modified Bitumen		•	_	00		10	\$44,300	
Membrane Modified Bitumen Soffits	Location 70%	•	_	2037			\$44,300	
Membrane Modified Bitumen Soffits Exposed Struc: Concret	Location 70%	•	_	oofs	* *	10 5	\$44,300	
Membrane Modified Bitumen Soffits Exposed Struc: Concrete terior	Location 70%	•	_	2037	* *		\$44,300	
Membrane Modified Bitumen Soffits Exposed Struc: Concreterior Floors	Location 70% e 100%	•	_	2037 LIFE	* *	5	,	
Membrane Modified Bitumen Soffits Exposed Struc: Concret terior Floors Cast in Place Concrete	Location 70% e 100%	•	_	2037 LIFE LIFE	* *	5	\$68,100	
Membrane Modified Bitumen Soffits Exposed Struc: Concreterior Floors Cast in Place Concrete Ceramic Tile	Location 70% e 100% 10% 5%	•	_	2037 LIFE LIFE 2041	**	5 5 5	\$68,100 \$15,600	
Membrane Modified Bitumen Soffits Exposed Struc: Concreteterior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	Location 70% e 100% 10% 5% 5%	•	_	2037 LIFE LIFE 2041 2037	** ** ** **	5 5 5 5	\$68,100 \$15,600 \$23,400	
Membrane Modified Bitumen Soffits Exposed Struc: Concreteterior Floors Cast in Place Concrete Ceramic Tile Quarry Tile Sheet Vinyl/Rubber	Location 70% e 100% 10% 5% 5% 15%	•	_	2037 LIFE LIFE 2041 2037 2032	**	5 5 5 5 5	\$68,100 \$15,600 \$23,400 \$70,100	
Membrane Modified Bitumen Soffits Exposed Struc: Concreteterior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	Location 70% e 100% 10% 5% 5%	•	_	2037 LIFE LIFE 2041 2037	** ** ** ** ** \$3,124,700	5 5 5 5	\$68,100 \$15,600 \$23,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$20,900	
Concrete Masonry Unit	2%			LIFE	* *	5	\$3,300	
Gypsum Board	15%			LIFE	* *	5	\$37,700	
Marble Panels	3%			LIFE	* *			
Plaster	50%			LIFE	* *	5	\$62,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	55%			2045	* *	5	\$214,100	
AcousTileSusp.Lay-In	30%		\$31,800	2045	* *	5	\$46,700	
			ents, Extent : Light	, Area A	ffected : 2%			
	Location	ı : Basemen	t Corridor					
Exposed Struc: Concrete		Now	\$47,700	LIFE	* *	5	\$2,400	
		_	ents, Extent : Mode		ea Affected : 2%			
			Storage Area In Ba					
	_		ent, Extent : Moder		Affected : 2%			
	Location	ı : General	Storage Area In Ba	sement				
			xtent : Moderate, A		cted : 2%			
			Storage Area In Ba					
			Extent : Moderate, A		cted : 2%			
	Location	ı : General	Storage Area In Ba	sement				
	Explana	tion : Expa	nsion Joint Failure					
Gypsum Board	5%			LIFE	* *	5	\$19,500	
Metal Panel	5%			LIFE	* *	5	\$19,500	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2042	* *			
Iron Picket	20%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	50%			2037	* *			
Pavers/Stone		Now	\$15,500	2035	* *			
			Extent : Moderate	, Area Aj	fected : 15%			
	Location	ı : At Main	Entry Area					
Parking/Driveway								
Cast in Place Concrete	100%			2037	* *			

Electrical	Cur	rent	Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Electrical	Current Repair	Futu	re Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
nder 600 Volts										
Service Equipment										
Air Circuit Breaker	100% Other Observation, Extent : N/A, Area A	2032 Iffected :	\$465,400 100%	5	\$1,100					
	Location : Electrical Room 3 Explanation : 2 Main Service Disconn	ect Swite	ches Rated At 4,000) Ampere	s Each.					
Transformers	1			1						
Dry Type	70%	2037	* *	5	\$500					
	Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room 3									
	Explanation: 500 Kilovolt-ampere An	d 300 Ki	lovolt-ampere, 480	/208 Voli	ts					
Dry Type	30%	2049	* *	5	\$200					
	Other Observation, Extent: N/A, Area A	Iffected :	100%							
	Location : Generator Room									
	Explanation: 225 Kilovolt-ampere, 22	20/480 V	olts							
Switchgear / Switchboard										
Molded Case Bkrs	100%	2032	\$465,400	5	\$5,500					
Raceway										
Conduit	10%	2052	* *	1						
Conduit	20%	2042	* *	1						
Conduit	70%	2032	\$326,900	1						
Panelboards										
Fused Disc Sw	5%	2040	**	5	\$200					
Molded Case Bkrs	80%	2031	\$391,800	5	\$4,400					
Molded Case Bkrs	5%	2040	* *	5	\$300					
Molded Case Bkrs	10%	2048	* *	5	\$500					
Wiring Braided Cloth	60% 2-4 \$417,000	2057	* *	1						
	Insulation Aged, Extent : Severe, Area A	ffected :	100%							
	Location: Throughout The Building									
Thermoplastic	30%	2042	* *	1						
Thermoplastic	10%	2052	* *	1						
Motor Controllers										
Locally Mounted	10%	2037	* *	5	\$100					
Locally Mounted	5%	2045	* *	5	\$100					
Locally Mounted	15%	2030	\$95,400	5	\$200					
Motor Control Center	70%	2030	\$625,000	5	\$4,000					
	On Extended Life, Extent: Moderate, A. Location: Eleventh Floor Mechanical		ted : 20%							
round										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$3,100					
	Corroded, Extent : Moderate, Area Affe	cted : 50	%							
	Location: Basement									

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Electrical	Current Repair	Future Re	placement	Ma		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	10%	2037	**	1	\$6,400	
Automatic	70%	2030	\$74,700	1	\$44,800	
Automatic	20%	2049	* *	1	\$12,800	
Generators	1000/	2020	Φ111 100	1	#00.600	
Diesel	100% Other Observation, Extent: N/A, A	2028	\$111,100	1	\$80,600	
	Location : Generator Room	нгеа Ајјестеа : 100	70			
	Explanation: Caterpillar General	aton Pated At 675	Vilowatta			
Batteries	Explanation . Caterpitiar General	ator Katea At 0/3 I	Xiiowaiis			
Lead/Acid	100%	2026	\$2,500	5	\$7,700	
Fuel Storage	10070	2020	Ψ2,500		Ψ1,100	
Day Tank	50%	2040	* *	5		
Duy Tunk	Other Observation, Extent: N/A, A		%	J		
	Location: Generator Room	00				
	Explanation: 56 Gallons Rated	Capacity				
Main Tank	50%	2072	* *	5		
Train Twin	Other Observation, Extent: N/A, A		%			
	Location : Underground					
	Explanation : Newly Installed M	ain Tank With 8,00	0 Gallons Rate	ed Capac	rity	
Lighting						
Interior Lighting						
Fluorescent	2%	2027	\$64,700	10	\$3,800	
	T-12 Lamps And Fixtures, Extent : Location : Basement	Light, Area Affecte	ed : 100%			
Fluorescent	80%	2037	* *	10	\$152,700	
	T-8 Lamps And Fixtures, Extent : I	Light, Area Affected	d: 100%			
	Location : Throughout The Build	ling				
Fluorescent	10%	2037	* *	10	\$19,100	
	T-5 Lamps And Fixtures, Extent: I	Light, Area Affected	d: 100%			
	Location: Hallways					
Fluorescent	6%	2032	\$194,200	10	\$11,400	
	Compact Fluorescent Light, Exten	t : Light, Area Affe				
	Location : Basement					
HID	1%	2032	\$25,200	10	\$100	
	Other Observation, Extent: N/A, A				4-00	
	Location : Gymnasium					
	Explanation : Metal Halide High	n Bay Fixtures				
Incandescent	1%	2027	\$35,800	2		
Egress Lighting			· , ·			
Emergency, Service	50%	2032	\$65,500	1		
Exit, LED	40%	2060	* *	1		
Exit, Service	10%	2027	\$9,200	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Electrical	Current Repa	ir Futur	e Replacement	M					
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Exterior Lighting	100/	• • • • •	44- 0 - 00	4.0	4100				
HID	18%	2032	\$178,700	10	\$100				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Outside								
	Explanation: 16 HID L	ight Fixtures Controlle	d By Photocells						
LED	12%	2040	* *						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Outside								
	Explanation : 11 LED L	ight Fixtures Controlle	d By Photocells						
No Component	70%								
Alarm									
Security System									
Generic	100%	2032	\$399,300	1	\$77,700				
	Other Observation, Exten	t : N/A, Area Affected :	100%						
	Location : Hallways, Lo	bby, Outside							
	Explanation: CCTV Surveillance Camera System								
Fire/Smoke Detection									
Generic, Digital	100% Now	\$548,700 2042	* *	1-3	\$116,600				
_	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%						
	Location: Throughout The Building								
	Explanation : System Ur Horns And Smoke Detec	1	hts, Manual Pull S	tations, A	Alarm Bells,				

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment Heat Exchanger, Plate & Frame	80%			2035	* *	1	\$82,300	
Pres. Reducing Valve/LP Steam	20%			2028	\$25,600	5	\$2,500	
Distribution								
Hot Wtr Piping/Pump	80%			2040	* *	4	\$8,200	
	Malfunctio	oning, Exte	nt : Severe, Area Aj	ffected :	2%			
	Location	: 11th Flo	or Mechanical Roo	m. Defe	ctive Pneumatic Ho	ot Water (Control Valve.	
Central Plant Steam Piping/Pmp	20%	0-2	\$23,900	2042	* *	4	\$2,100	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location	: Mechani	cal Room, Through	out				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Mechanical		Current	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices	100/			2025	400.200		#12 000	
Air Handler	10%	1.1.C E	16 1	2027	\$400,300	1	\$12,900	
		-	ctent : Moderate, Ai or Mechanical Roo		ted : 100%			
Convector/Radiator	80%			2037	* *	1	\$53,800	
Fan Coil Unit/Heat	10%	Now	\$52,700	2032	\$527,400	1	\$6,000	
		: Various	: Moderate, Area A Locations. No Prop			ausing L	eakage And	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment	0.70/			• • • •	44.777.00 0		4212.000	
Absorption	95%			2028	\$6,557,200	1	\$213,900	
Chiller/Steam/HW	Ah an dan a	lin Dlace	Entant Light And	a Affanta	J. 1000/			
			Extent : Light, Are or Mechanical Roo					
Split Unit	5%			2040	* *			
Distribution CW & CHW Wtr	100%	Now	\$6,900	2042	* *	4	\$10,300	
Pipe/Pump	Malfunctioning, Extent : Severe, Area Affected : 2% Location : 11th Floor Mechanical Room. Defective Pneumatic Chilled Water Control Valve.							
	Not in Service, Extent: Light, Area Affected: 100% Location: 11th Floor Mechanical Room. 3 Chilled Water Pumps And 2 Condenser Water Pumps, Associated With Absorption Chiller, Are Abandoned In Place. Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout							
	Explanat	ion : Chill	ed Water Supplied	From Mo	ain Hospital Buildi	ng.		
Terminal Devices								
Air Handler/Cool/Ht			ctent : Light, Area A or Mechanical Roo		\$4,127,600 100%	1	\$128,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,000	
Exhaust Fans					.			
Interior	90%			2032	\$849,100	2	\$5,700	
Roof	10%			2032	\$41,300	2	\$600	
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	* *	1		
	100%			2032		1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIFE	. •	1		
Cast Iron	100%			LIFE	* *	1		
Cast 11011	10070			LII L		1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 750

Mechanical	Current Repair		Futu	re Replacement	M			
System Component Type	% of 1 Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%		2032	\$42,600	4	\$4,400		
Backflow Preventer								
Generic	100%		2037	* *	1	\$12,700		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	1000/			* *				
Geared Traction	100%	rvation, Extent : Light, A	LIFE					
Fire Suppression		ement To 12th Floor on : 6 Units						
Standpipe								
Generic	100%		2052	* *	1-5	\$108,800		
Sprinkler								
No Component	60%							
Generic	40%	Now \$23,50	00 2052	* *	1-2	\$20,200		
	Other Observation, Extent : Severe, Area Affected : 40% Location : 15th Floor							
	Explanati	on : One Pressurized Sto	rage Tank Is	Corroded				
Chemical System								
No Component	80%							
Generic	20%		2030	\$3,300	1-3	\$14,900		
		rvation, Extent : N/A, Are	ea Affected :	100%				
		: Throughout						
	Explanati	on : Fire Extinguishers						

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : MORRISANIA D AND T CENTER ANNEX
Address : 1225 GERARD AVE. NEAR E. 167 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 24,627 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Mar-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 2489 Lot : 60 BIN : 2003015

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$720,400	\$283,700
Interior Architecture		\$1,064,600
Electrical		\$150,500
Mechanical		\$932,000
Total	\$720,400	\$2,430,800
Importance Code A	\$720,400	\$283,700
Importance Code B		\$2,147,100
Total	\$720.400	\$2.430.800

Total	\$720,400	\$2,430,800

Total	\$47,100	\$9,200	\$101,500	\$5,900
Importance Code C				
Importance Code B	\$45,000	\$9,200	\$99,000	\$5,900
Importance Code A	\$2,100		\$2,500	
Total	\$47,100	\$9,200	\$101,500	\$5,900
Mechanical	\$42,400	\$3,400	\$8,400	\$5,100
Electrical	\$900	\$1,000	\$69,600	\$800
Interior Architecture	\$1,700	\$4,700	\$21,000	
Exterior Architecture	\$2,100		\$2,500	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1005

Architecture			Asset # . Iv				aintenance	
Architecture	Current Repair Future Replacement							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	4000		** **********************************		di di	_		
Masonry: Brick	Broken/M Location Cracking Location Joint Mon Location	n : Exit To I /Crumbling, n : Through rtar Miss/Er n : Through	od, Extent : Moder	ughout e, Area Aj eate, Area	ffected : 20%	5	\$45,700	
	Locatio	n : Through	-		. 10%			
Windows	Ехрини	iiion . Rusie	a Relieving Ingles	'				
Aluminum	Broken/M	o Now lissing Elem n : Through	\$80,600 eents, Extent : Light out	2040 t, Area Ą	* * ffected : 10%	5	\$4,100	
Parapets								
Masonry: Brick	Cracking, Location Joint Mon	n : Through	od, Extent : Moder			5	\$6,500	
Metal Panel	15%)		2052	* *	5	\$5,100	
Metal: Cage/Fence	Location Deteriora	1/Rusting, E n : Through	Extent : Moderate,			5	\$2,800	
Roof								
Modified Bitumen	Blisters, I Location Punct/Tea	n : Through ar/Impact D	\$170,200 ere, Area Affected : out Roof amage, Extent : Se out Third Floor Ro	vere, Are	\$283,700 va Affected : 20%			1
Soffits								
Stucco Cement	100%)		2037	* *	5		
Interior								
Floors	100			TIPP	* *	_	do 7 00	
Cast in Place Concrete	10%			LIFE	* *	5	\$9,700	
Quarry Tile	5%			2045		5	\$3,300	
Vinyl Tile	85%)		2032	\$1,064,600	3	\$14,100	
Interior Walls	100/			LIEE	* *	5	\$2,000	
Concrete Masonry Unit	10% 90%			LIFE	* *	5 5	\$2,900	
Gypsum Board Ceilings	90%)		LIFE		J	\$39,000	
AcousTileSusp.Lay-In	100%)		2037	* *	5	\$42,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1005

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	100%	2032	\$42,200	1			
Panelboards							
Molded Case Bkrs	100%	2031	\$40,800	5	\$600		
Wiring							
Thermoplastic	100%	2032	\$59,600	1			
Motor Controllers	_						
Locally Mounted	100%	2030	\$90,900	5	\$200		
Lighting							
Interior Lighting							
Fluorescent	100%	2037	* *	10	\$22,600		
	T-8 Lamps And Fixtures, Extent:		eted : 100%				
	Location : Throughout The Build	ding					
Egress Lighting							
Emergency, Service	50%	2037	* *	1			
Exit, Service	50%	2037	* *	1			
Exterior Lighting							
Fluorescent	5%	2027	\$5,000	10	\$100		
HID	35%	2027	\$41,100	10			
No Component	60%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2032	\$14,200	1	\$2,800		
Fire/Smoke Detection							
No Component	70%						
1		2037			\$4,700		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%		2048	* *	4	\$1,200		
	Other Observation, E	Extent : N/A, Area A	ffected :	100%				
	Location : Basemer	nt Of Adjacent Build	ling					
	Explanation: Hot V This Building	Water Pumps Locat	ed In Adj	acent Building Bas	sement -	Only Piping In		
Terminal Devices								
Air Handler	70% 0-2	\$16,600	2032	\$331,700	1	\$9,600		
	Corroded, Extent : M	oderate, Area Affe	ted: 109	%				
	Location : At Bottom Of The Unit, 3rd Floor Mechanical Room							
	Leak Evident, Extent							
	Location : At Botto		00					
Convector/Radiator	30%		2037	* *	1	\$2,400		

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1005

Mechanical	Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Distribution							
CW & CHW Wtr Pipe/Pump	100%		2052	* *	4	\$1,200	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Basemen	t					
	Explanation : Chille Piping Is In This Bu		e Locate	d In Adjacent Build	ling - On	ly Chilled Water	
Terminal Devices							
Air Handler/Cool/Ht	100%		2032	\$488,600	1	\$15,200	
Ventilation							
Distribution							
Ductwork/Diffusers	100% Now Faulty Air Intake, Ext	\$22,100	LIFE	* *	2-5	\$13,700	
	Location: 3rd Floor Handling Unit-3 Loose, Extent: Severe Location: 3rd Floor Room.	r Mechanical Roon e, Area Affected : 2	n. Defeci %	ive Outside Air Int			
Exhaust Fans	Koom.						
Interior	100%		2032	\$111,700	2	\$800	
Plumbing	10070		2032	ψ111,700		φοσσ	
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2025	\$800	4	\$800	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2052	* *	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.

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HEALTH AND HOSPITALS CORP. - FY 2024 Print Date: 22-Aug-2023

: MORRISANIA D AND T CENTER MAIN BLDG. **Asset Name**

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 : NONE : 22-Mar-2021 **Landmark Status**

: Basement, Roof, Floors 1,3 **Areas Surveyed**

: 2489 BIN : 2003015 Block Lot : 60

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,606,100	\$459,700
Interior Architecture	\$341,300	\$2,373,000
Electrical	\$276,200	\$651,200
Mechanical	\$266,700	\$2,849,200
Total	\$4,490,300	\$6,333,000
Importance Code A	\$3,606,100	\$459,700
Importance Code B	\$735,400	\$5,873,400
Importance Code C	\$148,800	
Total	\$4,490,300	\$6,333,000

\$4,490,300 \$6,333,000

Total	\$315,800	\$64,100	\$113,400	\$67,900
Importance Code C	\$32,200	\$2,400		
Importance Code B	\$249,400	\$54,600	\$79,500	\$60,800
Importance Code A	\$34,100	\$7,100	\$33,900	\$7,100
Total	\$315,800	\$64,100	\$113,400	\$67,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$18,300			
Site Enclosure	\$21,300			
Mechanical	\$122,300	\$43,800	\$42,100	\$44,000
Electrical	\$12,100	\$8,300	\$8,600	\$7,900
Interior Architecture	\$106,900	\$4,100	\$28,200	\$8,000
Exterior Architecture	\$27,000		\$26,700	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	97% Now Water Penetration, E. Location : At Perim				5	\$459,700	
Window Wall	3%		2042	* *	5	\$53,300	
Windows	-					******	
Aluminum	100% Now Hardware Missing, E Location: Through Unit Inoperable, Exte Location: Through Weather Strip Missing Location: Through	out nt : Severe, Area A out z, Extent : Severe, A	ffected :	40%	5	\$9,500	
Parapets							
Masonry: Brick	90% Now Cracking/Crumbling, Location: Through Joint Mortar Miss/Er Location: Through	out od, Extent : Light, .			5	\$3,700	
Metal Panel	10% Now Caulking Deteriorate Location: Through		2042 te, Area A	* * Affected : 100%	5	\$800	
Roof							
Modified Bitumen	100% Now Blisters, Extent: Seve Location: Through	**	2042 50%	* *			
nterior							
Floors Cast in Place Concrete	15% Now Cracking/Crumbling, Location: Basemen		LIFE va Affecte	* * d : 10%	5	\$37,000	
Ceramic Tile	3%		2041	* *	5	\$3,400	
Quarry Tile	25% Now Broken/Missing Elem Location: Entrance	_	2037	* * fected : 5%	5	\$21,200	
Vinyl Tile	57% Now Cracking/Crumbling, Location: Through		2032 ea Affecte	\$1,816,200 d:10%	3	\$24,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Architecture	Currer	nt Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
	Location: Mecha Water Penetration, Location: Mecha	\$148,800 ng, Extent : Moderat unical Room In Base. Extent : Moderate, unical Room In Base.	ment Area Affec ment	ted : 30%			
Ceramic Tile	5%		2041	* *	5	\$4,800	
Concrete Masonry Unit	10%		LIFE	* *	5	\$3,800	
Gypsum Board	73% Now Water Penetration, Location: Basem	\$20,000 Extent : Light, Area ent	LIFE Affected :	**	5	\$41,900	
Masonry: Brick	2%		LIFE	* *			
Ceilings							
AcousTileConcealSpLn	30%		2030	\$556,800	5	\$42,300	
AcousTileSusp.Lay-In	50%		2037	* *	5	\$56,400	
Exposed Struc: Concrete	10% Now	\$86,400	LIFE	* *	5	\$1,800	
	Location: Room Exposed Reinforce Location: Basen Water Penetration, Location: Room Other Observation Location: Adjace	ng, Extent : Severe, A Adjacent To Genera ment, Extent : Severe nent Mechanical Roo Extent : Severe, Are Adjacent To Genera , Extent : Severe, Are ent To Generator acking Concrete Bea	tor And Oi e, Area Aff m a Affected tor ea Affected	ther Areas In Mec ected : 10% : 10%	5 5	\$7,100 \$3,500	
Site Enclosure			LII L			\$2,200	
Fence/Gates							
Chain Link	90% Now Corrosion/Rusting, Location: Perim	\$2,100 Extent : Moderate, eter Of Property	2042 Area Affec	* * ted : 20%			
Iron Picket	10% Now Corrosion/Rusting, Location: Gerra	\$200 Extent : Moderate, rd Avenue	2052 Area Affec	* * ted : 30%			
Retaining Walls							
Cast in Place Concrete	90% Now	\$7,500	2052 Irea Affect	* * ed : 40%			
	Cracking/Crumblin Location : Parkin Water Penetration, Location : Parkin	ng Lot Extent : Severe, Are	a Affected	: 40%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$8,400	2037	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	: Adjacent	To Parking Lot An	d Other	Areas Throughout			
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Asphalt	100%	Now	\$9,900	2035	* *			
•	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 40%			
	Location	: Parking	Lot					
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	10%			
	Location	: Upper D	riveway					
	Explana	tion : Some	Areas Have Been I	Repaved				

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	90%	2032	\$23,300	5	\$300	
	Other Observation, Extent : N	/A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Four Main Dis	sconnect Switches				
Fused Disc Sw	10%	2032	\$2,600	5		
	Other Observation, Extent: N	A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : 400 Ampere Se	ervice Switch For I	Fire Pump			
Transformers	1		*			
Dry Type	100%	2030	\$27,300	5	\$300	
Switchgear / Switchboard			-			
Molded Case Bkrs	100%	2032	\$166,200	5	\$1,900	
Raceway						
Conduit	90%	2042	* *	1		
Conduit	10%	2052	* *	1		
Panelboards						
Fused Disc Sw	10%	2031	\$9,200	5	\$200	
Molded Case Bkrs	90%	2031	\$82,600	5	\$1,700	
Wiring						
Thermoplastic	90%	2032	\$160,000	1		
Thermoplastic	10%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2030	\$242,400	5	\$500	
round			·			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
tand-by Power						

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Transfer Switches						
Automatic	100%	2030	\$14,000	1	\$22,100	
Generators						
Diesel	100%	2028	\$111,100	1	\$27,800	
	Other Observation, Extent : N/A, Area	Affected: 1	100%			
	Location: Mechanical Room					
	Explanation : One 30 Kilowatt Capa	city				
Batteries	1000/	2025	Φ2.500	-	#2.700	
Lead/Acid	100%	2025	\$2,500	5	\$2,700	
Fuel Storage	1000/	2021	Φ 2 < 2 00	-		
Day Tank	100%	2031	\$26,200	5		
	Other Observation, Extent: N/A, Area Location: By Generator	Affectea : 1	100%			
	Explanation : One 50 Gallon Capac	: ₄ .				
1-1-41	Explanation: One 30 Gatton Capaci	ity				
Lighting Interior Lighting						
Fluorescent	90%	2037	* *	10	\$59,200	
Tuorescent	T-8 Lamps And Fixtures, Extent : Ligh		cted · 100%	10	Ψ57,200	
	Location: Throughout The Building	.,				
Fluorescent	5%	2037	* *	10	\$3,300	
Tuorescent	Compact Fluorescent Light, Extent : M		rea Affected : 100		Ψ5,500	
	Location : Throughout The Building			, •		
LED	5%	2037	* *			
Egress Lighting	370	2037				
Emergency, Service	50%	2037	* *	1		
Exit, Service	50%	2037	* *	1		
Exterior Lighting	3070	2037		1		
HID	30%	2027	\$102,600	10	\$100	
No Component	70%	2027	Ψ102,000	10	Ψ100	
Alarm	, 0, 0					
Security System						
No Component	70%					
Generic	30%	2032	\$41,300	1	\$8,000	
	Other Observation, Extent : N/A, Area					
	Location: Throughout The Building					
	Explanation : CCTV Surveillance Sy	stem				
Fire/Smoke Detection	-					
No Component	60%					
Generic, Digital	40%	2037	* *	1-3	\$18,200	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source Interruptible Gas/Dual Fuel	100%	Now	\$3,400	2052	* *	1		
	Location Petromet Other Obs Location	: Basemen er. ervation, E : Basemen	xtent : N/A, Area A	Over Pre Iffected :	essuring Oil Lines.	Defectiv	e Digital	
Conversion Equipment	Бхрійни	ion . 2 Tun	K3 OJ 13,000 Guile	ms Luch				
Steam Boiler	100% Recent Ins	tallation, E	Extent : N/A, Area A	2037 Iffected :	**	1	\$71,000	
	Other Obs Location	ervation, E : Basemen	xtent : N/A, Area A t	Iffected :	ystem For Steam B 100% Exchangers To Co			
Distribution								
Hot Wtr Piping/Pump Steam Piping/Pump	95%	Now	\$600	2040 2052	* *	4	\$3,400	
	Leak Evide	ent, Extent	: Severe, Area Affe	cted : 2%	f The Steam Conde 6 rol Valve For Ahu-		turn Pump System	
Terminal Devices	=00/				#0 < = 000			
	70%			2022	\$065 000	1		
Air Handler				2032	\$965,900		\$31,000	
Convector/Radiator	30%			2032	\$179,900	1	\$31,000 \$7,000	
Convector/Radiator Conditioning Energy Source	30%			2030	\$179,900	1	•	
Convector/Radiator r Conditioning Energy Source Electricity					•		•	
Convector/Radiator r Conditioning Energy Source	30% 100% r 95% Other Obs		xtent : N/A, Area A	2030 2048 2035 Iffected:	\$179,900 **	1	•	
Convector/Radiator r Conditioning Energy Source Electricity Conversion Equipment	30% 100% r 95% Other Obs Location	: Basemen	t Mechanical Room	2030 2048 2035 Affected:	\$179,900 ** 95%	1 1	\$7,000 \$73,700	
Convector/Radiator r Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chille	30% 100% r 95% Other Obs Location Explanat	: Basemen	t Mechanical Room	2030 2048 2035 Affected:	\$179,900 **	1 1	\$7,000 \$73,700	
Convector/Radiator r Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chille Reciprocating Compr/Chiller	30% 100% r 95% Other Obs Location Explanat 5% Obsolete E	: Basemention : R-11. Now Equipment,	t Mechanical Roor Two Water Coolea	2030 2048 2035 Iffected: n I Chillers 2042	\$179,900 ** 95% Also Feed Air Hair **	1 1 1 ndlers Of	\$7,000 \$73,700 an 3rd Floor	
Convector/Radiator r Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chille Reciprocating Compr/Chiller Distribution CW & CHW Wtr	30% 100% r 95% Other Obs Location Explanat 5% Obsolete E Location	: Basemention : R-11. Now Equipment,	t Mechanical Room Two Water Coolea \$32,500 Extent: Severe, An	2030 2048 2035 Iffected: n I Chillers 2042	\$179,900 ** 95% Also Feed Air Hair **	1 1 1 ndlers Of	\$7,000 \$73,700 an 3rd Floor	
Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chille Reciprocating Compr/Chiller	100% r 95% Other Obs Location Explanat 5% Obsolete E Location 95% Leak Evide	: Basemen ion : R-11. Now Equipment, : Commun Now	t Mechanical Root Two Water Coolea \$32,500 Extent : Severe, Andrication Room	2030 2048 2035 Iffected: n Chillers 2042 rea Affect 2042 cted: 29	\$179,900 ** 95% * Also Feed Air Han ** ded: 100% **	1 1 1 1 1 1 1 1	\$7,000 \$73,700 ***********************************	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Mechanical	Current	Repair	Future l	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	95% Now Unit Inoperable, Ext Location : Through				1	\$37,900	
Fan Coil - 2 Pipe	5% Now Other Observation, I Location: Telecom Explanation: Malj	nmunications Room		**	1	\$1,000	
Heat Rejection Dry Cooler	5% Now Unit Inoperable, Ext Location: Roof	\$16,800 ent : Severe, Area A	2042 Iffected : 5%	**	2	\$2,000	
Water Cooling Tower	95% Other Observation, I Location: Roof Explanation: 2 Co		2030 Affected : 95	\$351,800	2	\$68,600	
Ventilation							
Distribution Ductwork/Diffusers	100% 0-2 Faulty Air Intake, Es Location : Baseme Air Handling Unit-	nt. Outside Air Inta			2-5 Air Han	\$40,000 dling Unit-1 And	
Exhaust Fans	mi manang omi-	<u> </u>					
Interior	90% 2-4 Noisy/Vibrating, Ext Location : Baseme			** eaust Fan.	2	\$1,600	
Roof	10% Now Obsolete Equipment, Location: Roof	\$14,200 Extent : Moderate	2042 , Area Affec	** ted : 100%	2	\$200	
Plumbing							
H/C Water Piping Brass/Copper	100%		2042	* *	1		
HW Heat Exchanger Steam Fired	100%		2042	* *	4	\$10,600	
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, Location: House T				1		
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent Location : Roof Dr	\$5,200 t : Moderate, Area A	LIFE Affected : 29	* *	1		
Sump Pump(s) Non-Submersible	100%		2032	\$14,700	4	\$1,500	
Backflow Preventer Generic	100%		2037	* *	1	\$4,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1004

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimary FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 50%				
	Location: Basement To 3rd Fi	loor				
	Explanation: 2 Elevators. Box	h Are On Extended Life				
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$37,500	
Sprinkler						
No Component	75%					
Generic	25%	2042	* *	1-2	\$5,000	
Fire Pump						
Generic	100%	2035	* *	1	\$13,400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : NORTH CENTRAL BRONX HOSPITAL

Address : 3424 KOSSUTH AVE AND 210 ST

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 655,542 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 20-May-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,11,13,17,18

Block : 3327 Lot : 200 BIN : 2017787

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,243,400	\$890,300
Interior Architecture	\$2,348,600	\$1,012,300
Electrical	\$4,985,100	\$11,006,900
Mechanical	\$22,412,100	\$5,039,600
Total	\$35,989,100	\$17,949,100
Importance Code A	\$6,723,500	\$2,715,000
Importance Code B	\$29,265,600	\$15,178,100
Importance Code C		\$56,100
Total	\$35,989,100	\$17,949,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$85,500	\$33,400		\$21,400
Interior Architecture	\$36,900	\$16,100	\$3,700	\$55,400
Electrical	\$121,400	\$116,500	\$126,200	\$111,700
Mechanical	\$117,500	\$219,500	\$397,700	\$258,900
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
Total	\$562,700	\$586,900	\$729,000	\$648,800
Importance Code A	\$125,500	\$84,100	\$50,700	\$73,800
Importance Code B	\$400,200	\$502,800	\$674,600	\$575,000
Importance Code C	\$36,900		\$3,700	
Total	\$562,700	\$586,900	\$729,000	\$648,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	570/		TIPE	יט יט	_	Ф 22 0 400	
Masonry: Brick Cavity	57% 2% Now	¢100.700	LIFE	**	5	\$228,400	1
Metal Panel	2% Now Broken/Missing Elen	\$108,700	2043		5	\$15,000	1
	Location : Above C		ге, лгеи г	1)/естей . 10/0			
	Deformed/Dented, E		Affected	! : 20%			
	Location : Above C		33				
Metal Coiling Doors	3%		2038	* *	5	\$37,600	
Pre-Cast Concrete	35% Now	\$650,200	LIFE	* *	5	\$455,900	
	Staining/Discoloring Location: Through	, Extent : Light, Are		ed : 5%	-	4 .20,5	
Window Wall	3% Now	\$112,000	2053	* *	5	\$22,500	
	Air Infiltration, Exte	nt : Severe, Årea Af	fected : 1	00%			
	Location : Lobby A	nd Various Other L	ocations				
	Weather Strip Missin Location : Lobby	g, Extent : Modera	te, Area A	Affected : 25%			
Windows							
Aluminum	95% Now Air Infiltration, Exte	\$4,676,300 nt : Severe. Area Af	2058 Fected : 7	* *	5	\$48,000	
	Location : Through		,				
	Caulking Deteriorate		Area Affe	ected : 50%			
	Location : Through						
	Water Penetration, E	xtent : Severe, Area	a Affected	l : 20%			
	Location : Stairs						
Metal Louvers	5%		2042	* *	10	\$31,600	
Parapets							
Cast in Place Concrete	5% Now	\$12,200	LIFE	* *	5	\$13,800	
	Exposed Reinforcem			Affected: 20%			
	Location : Parapet		Tower				
Masonry: Brick Cavity	60% 0-2	\$32,900	LIFE	* *	5	\$16,000	
	Vertical Cracks, Exte			d : 5%			
	Location : Northea	st And Northwest C					
Metal Panel	5%		2053	* *	5	\$5,200	
Metal Rail	10%		2046	* *	5-10	\$48,200	
Pre-Cast Concrete	20%		LIFE	* *	5	\$33,600	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof	4.507	d.d.			
Cast in Place Concrete	15%	LIFE **			
Modified Bitumen	50% Now \$40,400	2038			
	Water Penetration, Extent: Severe, Are	55			
	Location: 18th Floor From Water To				
Panel/Paver: Cer/Brk	35% Now \$696,200	2063 **			
	Drains Inad/Misposn, Extent: Modera				
	Location: Terrace Over Second Floo				
	Vegetation Growth, Extent: Moderate, Location: Terrace Over Second Floo	**			
	Water Penetration, Extent: Light, Area Location: Terrace Over Second Floo				
Soffits	Location . Terrace Over Second Pilot	ı			
Pre-Cast Concrete	95%	LIFE **	5	\$206,000	
Stucco Cement	5%	2046 **	5	\$8,300	
nterior	370	2010		ψ0,500	
Floors					
Cast in Place Concrete	10%	LIFE **	5	\$176,400	
Ceramic Tile	5% 2-4 \$116,200	2042 **	5	\$20,200	
	Broken/Missing Elements, Extent: Light	ht, Area Affected : 5%			
	Location: Toilets				
	Worn/Eroded, Extent : Moderate, Area	Affected: 10%			
	Location : Toilets				
Panel/Paver: Cer/Brk	10%	2049 **	5	\$181,400	
Quarry Tile	20% Now \$606,700	2046 **	5	\$121,000	
	Broken/Missing Elements, Extent: Mod	derate, Area Affected : 5%			
	Location : 17th Floor				
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 5%			
	Location : 17th Floor				
Vinyl Tile	55% Now \$1,252,800	2038 **	3	\$166,300	
	Patching Evident, Extent: Moderate, A	Irea Affected : 10%			
	Location : Throughout				
	Worn/Eroded, Extent : Moderate, Area	Affected: 10%			
	Location: Throughout				
Interior Walls	50/	1100 **			
Cast in Place Concrete	5%	LIFE	_	67.400	
Ceramic Tile	5%	2042	5	\$7,400	
Classificate Page	10%	LIFE	5	\$5,900 \$2,200	
Glass: Single Pane Gypsum Board	2% 63%	LIFE ** LIFE **	5 5	\$2,200 \$56,100	
Masonry: Brick	5%	LIFE **	3	\$50,100	
Plaster	10% Now \$36,900	LIFE **	5	\$4,500	
1 105001	Cracking/Crumbling, Extent : Moderat		3	φ 1 ,500	
	Location: Stairs At Window Location	**			
	Water Penetration, Extent: Moderate,				
	Location: Stairs At Window Location	**			

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

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
nterior								
Ceilings								
AcousTileConcealSpLn	45%		\$297,700	2038	* *	5	\$226,100	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 2%			
		ı : Through						
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	ı : Through	out					
	Staining/L	Discoloring	Extent : Moderate	, Area A	ffected : 5%			
	Location	ı : Through	out					
AcousTileSusp.Lay-In	11%	Now	\$75,200	2046	* *	5	\$44,200	
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%		,	
		ı : Through						
AcousTileSusp.Lay-In	4%			2046	* *	5	\$32,200	
Exposed Struc: Concrete	15%			LIFE	* *	5	\$18,800	
Metal Panel	11%			LIFE	* *	5	\$110,600	
Metal Panel	14%			LIFE	* *	5	\$140,700	
Site Enclosure							•	
Fence/Gates								
Iron Picket	100%			2068	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Cast in Place Concrete	30%			2046	* *			
Pavers/Stone	70%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2033	\$864,300	5	\$3,400	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Electrical Room					
	Explanation: Four Main Disconnect S	witches	Rated At 4,000 Am	peres Ea	ch	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Electrical	C	urrent R	Repair	Futur	e Replacement	M	Maintenance			
System			Estimated Cost		Estimated Cost		Estimated Cost	Priority		
Component		Hears)	Estimated Cost	FY	Estillated Cost	(Yrs)	Estilliated Cost	Friority		
Type	Total (rears)		••		(113)				
Under 600 Volts										
Transformers										
Dry Type	20%			2031	\$5,500	5	\$500			
			xtent : N/A, Area A	ffected :	100%					
	Location : I									
					2 150 Kilovolt Amp					
		wo 45 Ki	lovolt Amperes, 48		Primary, 277 / 120 V					
Dry Type	80%		37/4	2031	\$21,900	5	\$1,900			
			xtent : N/A, Area A							
			l Closets From 1st							
	Explanation : 90 Transformers Of 75 And 45 Kilovolt Amperes 480 Volts Primary , 277/120 Volts Secondary									
Switchgear / Switchboard	vous secon	aary								
Fused Disc Sw	75%			2033	\$648,200	5	\$2,100			
Fused Disc Sw	5%			2053	**	5	\$100			
Molded Case Bkrs	20%			2033	\$172,900	5	\$3,500			
Raceway	2070			2033	\$172,700		ψ3,300			
Busway	10%			2031	\$93,400	1				
Conduit	80%			2033	\$747,100	1				
Conduit	10%			2053	**	1				
Panelboards	1070			2033		1				
Fused Disc Sw	10%			2032	\$98,000	5	\$1,500			
Molded Case Bkrs	15%			2049	**	5	\$2,600			
Molded Case Bkrs	75%			2032	\$734,600	5	\$12,900			
Wiring	7370			2032	Ψ75 1,000		Ψ12,700			
Busway	10%			2031	\$139,000	1				
Thermoplastic	80%			2033	\$1,112,100	1				
Thermoplastic	10%			2053	**	1				
Motor Controllers	1070			2000		-				
Locally Mounted	10%			2031		5	\$400			
Motor Control Center	20%			2046	* *	5	\$3,600			
Motor Control Center	65%			2031	\$1,160,800	5	\$11,600			
Variable Frequency	5%			2046	**		, , , , , , ,			
Drive										
Ground										
Grounding Devices										
Not Accessible	100%									
Stand-by Power										
Transfer Switches										
Automatic	80%			2031	\$85,400	1	\$161,400			
Automatic	20%			2046	* *	1	\$40,300			
Generators										
Diesel	100%			2029	\$1,710,900	1	\$253,900			
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Generator Room									
	Explanation	n : Two E	Emergency General	tors Rate	ed At 750 Kilowatts	Each.				
Batteries				• 0		_	d			
Lead/Acid	100%			2025	\$2,500	5	\$24,300			

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Electrical	Current Repair	Futu	re Replacement	M	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power										
Fuel Storage										
Day Tank	30%	2032	\$7,900	5						
		Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Generator Room	~								
	Explanation: Two 105 Gallons Rated									
Main Tank	70%	2036	* *	5						
	Other Observation, Extent : N/A, Area A	Iffected :	100%							
	Location: Basement 3									
	Explanation: 20,000 Gallons Rated C	apacity								
Lighting										
Interior Lighting	450/	2020	#2 551 000	10	ФООО 400					
Fluorescent	45%	2028	\$3,771,800	10	\$222,400					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Throughout The Building									
T1	Explanation: T-8 Lamps	2020	ale ale	10	#1.40.200					
Fluorescent	30%	2038	**	10	\$148,200					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Throughout The Building									
	Explanation: T-8 Lamps									
Fluorescent	5%	2033	\$419,100	10	\$24,700					
	Other Observation, Extent: N/A, Area A	Iffected :	100%							
	Location : Hallways									
	Explanation: Compact Fluorescent Li									
LED	20%	2041	* *							
Egress Lighting										
Emergency, Service	10%	2033	\$33,900	1						
Emergency, Service	50%	2028	\$169,700	1						
Exit, LED	10%	2061	* *	1						
Exit, Service	20%	2028	\$47,500	1						
Exit, Service	10%	2038	* *	1						
Exterior Lighting	• • • • • • • • • • • • • • • • • • • •	• • • •	0.52.7.700	4.0	4.00					
HID	20%	2028	\$625,500 * *	10	\$400					
LED	10%	2038	* *							
No Component	70%									
Lightning Protection										
Arresters/Cabling	1000/	2026	* *	F	¢1 500					
Generic	100%	2036	* *	5	\$1,500					
Alarm										
Security System	1000/	2022	¢1 250 200	1	¢244.000					
Generic	100% Other Observation Extent: N/A Area	2033	\$1,258,300	1	\$244,800					
	Other Observation, Extent: N/A, Area A Location: Hallways, Cafeteria, Outsid									
			eiei							
·	Explanation : CCTV Surveillance Can	ieras								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				

Fire/Smoke Detection

100% 2033 \$1,728,900 Generic, Analog \$404,000

Other Observation, Extent: N/A, Area Affected: 100%

Location: Throughout The Building

Explanation: Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

Mechanical	Current Rep	pair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100%		2043	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Vault								
	Explanation: Three 20	0,000 Gallon Tan	ks For No	o.2 Fuel Oil					
Conversion Equipment									
Heat Exchanger, Plate &	10%		2036	* *	1	\$26,600			
Frame									
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Equipment Room								
	Explanation: Heat Ex	changer Serves F	Reheat Sys	tem And Radiation	on				
Steam Boiler	50%		2046	* *	1	\$266,800			
	Other Observation, Exte	ent : Light, Area A	Affected :	100%					
	Location: Boiler Room	n							
	Explanation: 4 Out O	f 5 Boilers Are N	ewer Unit	S					
Steam Boiler	20%		2031	\$960,300	1	\$106,700			
	Other Observation, Exte	ent : Severe, Area	Affected .	: 100%					
	Location : Boiler Room	n							
	Explanation : Boiler N	lo.2 Is Beyond Its	Useful L	ife Cycle And De	fective.				
Steam Boiler	20% 0-2	\$480,200	2038	* *	1	\$96,000			
	Broken, Extent : Modera		! : 100%			4,			
	Location : No. 4 Boile								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Mechanical	Current	Repair	Future Replacement Maintenance							
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating	•						•			
Distribution										
Hot Wtr Piping/Pump	30%		2041	* *	4	\$11,900				
Central Plant Steam Piping/Pmp	70% 0-2	\$542,200	2043	* *	4	\$18,600				
	Corroded, Extent : I	Moderate, Area Affe	ted : 100	0%						
	Location : Defecti	ve And Corroded Co	ntrol Val	lve						
	Damaged, Extent : 1	Moderate, Area Affe	cted : 20	%						
	Location : Secondary Water System And Reheat. Shut Off Valve Of Reheat System Defective									
	Insul. Deteriorating		Area Afj	fected : 5%						
	Location : Deterio	-								
		Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location: Condensate Return Pipe Throughout									
	Malfunctioning, Ext Location : 5th Flo Valve	ent : Moderate, Ared or. Pressure Reducii			itrol Of B	ypass Shut Off				
Terminal Devices										
Air Handler	50% 0-2	\$518,400	2028	\$5,183,500	1	\$149,900				
	Corroded, Extent : I Location : Air Ha		eted : 100	0%						
	On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout									
	Other Observation,	Extent : Moderate, 2	Area Affe	cted : 100%						
	Location : Level B	2, 5th And 18th Flo	ors							
	Explanation : Air	Handler Doors Leak	ing Air							
Air Handler	10%		2041	* *	1	\$33,300				
Convector/Radiator	30%		2038	* *	1	\$52,200				
Fan Coil Unit/Heat	10% 0-2	\$136,600	2033	\$1,365,900	1	\$15,700				
	Malfunctioning, Ext	ent : Moderate, Ared	a Affected	d: 100%						
	Location: Basement									
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Throug	hout								
	Explanation : Reh	eat System								
Air Conditioning										
Energy Source										
Electricity	100%		2049	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

chanical		Current I	Repair	Futur	Future Replacement Maintenance				
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Conditioning	•			•				•	
Conversion Equipment									
Centrifugal, Elec Chiller	Malfuncti Location R-134a R	oning, Exte 1 : No. 2 Ch	\$898,600 nt : Moderate, Ared tiller Not Working Extent : Light, Ared Room			1	\$419,800		
	Other Obs		Extent : Light, Area	Affected	: 100%				
	Explana	tion: 4 Of	5 Chillers Are New	er Units					
Centrifugal, Elec Chiller	R-134a Ro Location	efrigerant, 1 1 : Chiller I				1	\$116,600		
	Location	ı : Chiller I	Extent : Light, Area Room 5 Chillers Is An Ol		: 100%				
Distribution	*			<u> </u>					
CW & CHW Wtr Pipe/Pump	80%			2043	* *	4	\$21,200		
CW & CHW Wtr Pipe/Pump	20%			2053	**	4	\$8,000		
	Location	ı : Chiller I			: 100%				
Terminal Devices	Expiana	tion : Pump	os Replaced In 199	9					
Air Handler/Cool/Ht	Location On Extend	Extent : M 1 : Air Hand	tent : Severe, Area			1	\$194,900		
	Other Obs	_	Extent : Moderate, 2	Area Affe	cted : 100%				
	Explana	_	landler Doors Leak	ting Air. I	23 Out Of 27 Air I	Handlers	Are Beyond Their		
Air Handler/Cool/Ht	15%			2038	* *	1	\$50,000		
Air Handler/Cool/Ht			Extent : N/A, Area A or	2041 Affected :	**	1	\$66,600		
Heat Rejection									
Water Cooling Tower	Location Leak Evia Location	Extent : Se n : Roof. Su lent, Extent n : Roof. Se	\$2,782,600 evere, Area Affected pply And Return Pl : Severe, Area Affe vere Leakages Extent : Light, Area	iping Cor cted : 10	0%	2	\$433,800		
	Location								

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Nechanical	Current Repair	Future Replacement Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
entilation Distribution Ductwork/Diffusers	100% Needs Cleaning, Extent : Moderate, Ar	LIFE ** ea Affected : 100%	2-5	\$300,400	
-	Location : Throughout				
Exhaust Fans Interior	98% Other Observation, Extent : Moderate, Location : Mechanical Room, 5th Flo	oor, B3 And 18th Floor		\$16,200	
D. C	Explanation: Exhaust Fans Are Beyo			Ф200	
Roof	2% Other Observation, Extent: Moderate, Location: Roof			\$300	
umbing	Explanation : Exhaust Fans Are Beyo	ond Their Useful Life Cycle	Rating		
H/C Water Piping Brass/Copper	100% 0-2 \$353,800 Booster Pump w/Tank, Extent : Light, A Location : Water Pump Room Leak Evident, Extent : Moderate, Area Location : Pumps, Pipes In The Baser	Affected : 100%	' 1		
HW Heat Exchanger	Locution . I umps, I tpcs In The Busch	meni			
Steam Fired	100% Other Observation, Extent: Light, Area Location: Mechanical Equipment Ro Explanation: Two 5,000 Gallon Tank	pom	4	\$53,300	
Sanitary Piping	· · · · · · · · · · · · · · · · · · ·				
Cast Iron	100%	LIFE **	1		
Storm Drain Piping Cast Iron	100%	LIFE **	1		
Sump Pump(s) Non-Submersible	100% Other Observation, Extent: Light, Area Location: Sub-basement Explanation: 2 Duplex Units	2028 \$134,200 a Affected : 100%) 4	\$13,800	
Sewage Ejector(s)					
Electric	100% Other Observation, Extent: Light, Area Location: Sub-basement	2028 \$350,900 a Affected : 100%) 4	\$26,100	
Backflow Preventer	Explanation: 2 Duplex Units				
Generic	100% Other Observation, Extent: Light, Area Location: Basement Explanation: Fire And Domestic	2038 ** a Affected : 100%	1	\$33,000	
Fixtures	Explanation: Fire And Domestic				
Generic ertical Transport	100%				

Vertical Transport

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 732

Mechanical	Current Repair	Future Replacement Maintenance			aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators			de de						
Geared Traction	65%	LIFE	**						
	Other Observation, Extent : Light, Area Location : Sub-basement To 17th Floo Explanation : 12 Units	00	00%						
Geared Traction	25%	LIFE	* *						
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Basement Level								
	Explanation: Two Freight Elevators A	1re Not Work	king						
Geared Traction	10%	LIFE	* *						
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Level								
	Explanation: 1 Passenger Elevator In	Unreliable	Condition Acco	rding To	Building Staff				
Fire Suppression Standpipe									
Generic	100%	2043	* *	1-5	\$281,700				
Sprinkler									
No Component	40%								
Generic	60% 0-2 \$228,500	2043	* *	1-2	\$78,500				
	Leak Evident, Extent: Moderate, Area Affected: 5%								
	Location : Leaking Sprinkler Piping								
Fire Pump	500/	2020	#2 62 000		450.200				
Generic	50%	2029	\$263,000	1	\$50,300				
	Other Observation, Extent : Moderate, . Location : Basement								
	Explanation: Fire Pumps Are Beyond	Their Usefu	ıl Life Cycle						
Generic	50%	2042	* *	1	\$50,300				
Chemical System									
Generic	33%	2026	\$5,500	1-3	\$24,600				
	Other Observation, Extent: Moderate,	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement								
	Explanation: Chemical System Is Bey	ond Its Usef	ul Life Cycle						
Generic	67%	2032	\$11,200	1-3	\$49,900				
	Other Observation, Extent : Light, Area	Affected: 1	00%						
	Location: 17th Floor								
	Explanation: No Access For Proper I	nspection							

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 22-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 170 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$485,000
Interior Architecture		\$167,700
Electrical		\$91,500
Mechanical	\$106,300	
Total	\$106,300	\$744,100
Importance Code A		\$485,000
Importance Code B	\$106,300	\$259,100
Total	\$106,300	\$744,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,400		\$3,200	\$400
Interior Architecture	\$44,600	\$800		\$1,100
Electrical			\$5,300	\$100
Mechanical	\$900	\$600	\$30,300	\$600
Site Pavements	\$40,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$129,300	\$5,300	\$42,800	\$6,000
Importance Code A	\$39,700	\$300	\$13,300	\$600
Importance Code B	\$49,200	\$4,900	\$29,500	\$5,400
Importance Code C	\$40,400	\$200		
Total	\$129,300	\$5,300	\$42,800	\$6,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY

Asset #: 13433

Architecture	Curren	t Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	5 0/ N	Ф1 2 400	LIDE	* *	-	#4.600	
Cast in Place Concrete	5% Now	\$12,400	LIFE	~ ~ . 100/	5	\$4,600	
		g, Extent : Moderate n Supports At Covere					
		Extent : Moderate, Ai		•			
	-	n Supports At Cover					
		Ioderate, Area Affect		~			
		n Supports At Cover		y			
Masonry: Brick Cavity	40%		LIFE	* *	5	\$7,400	
Metal, Corrugated	10%		2052	* *	1	*.,	
Metal Panel	20% 0-2	\$5,500	2052	* *	5	\$6,900	
		Extent : Light, Area p Mechanical Enclos		35%			
Metal Sect. OHD	5%		2037	* *	5	\$2,900	
Pre-Cast Concrete	10%		LIFE	* *	5	\$6,000	
Weathering Steel	5% Now	\$9,200	LIFE	* *	1		
		g, Extent : Moderate rs Of Covered Walkv		ected : 15%			
	Other Observation,	Extent : Moderate,	Area Affec	ted : 15%			
		n Supports At Coverd		-			
	Explanation : Cor	rosion - This Compo	nent Is Ac	tually Ordinary S		l Steel	
Window Wall	5%		2052	* *	5	\$3,500	
Windows Aluminum	100%		2048	* *	5	\$700	
Parapets	10070		2048		3	\$700	
Pre-Cast Concrete	85%		LIFE	* *	5	\$2,000	
No Component	15%		LII L		5	Ψ2,000	
Roof	10,0						
Single Ply Membrane	100% Now	\$9,700	2032	\$485,000			
- ,	Ponding, Extent : M	Moderate, Area Affec	ted : 50%				
	Location : Main F	Roofs And Overhangs	At Cover	ed Walkway			
Soffits					_	*	
Metal Panel	100% Now	\$2,700	2052	**	5	\$8,500	
	_	g, Extent : Moderate side Perimeter Of Co					
				•			
		Extent : Moderate, A side Perimeter Of Co					
Interior		•					
Floors							
Carpet	25%		2025	\$41,900	3	\$4,200	
Cast in Place Concrete	30%		LIFE	* *	5	\$5,600	
Ceramic Tile	5%		2041	**	5	\$400	
Vinyl Tile	40%		2032	\$104,700	3	\$1,300	
Interior Walls	5%		2041	* *	5	¢400	
Ceramic Tile Gypsum Board	5% 95%		2041 LIFE	* *	5 5	\$400 \$4,400	
Oypsuiii Doaiu	95/0		LITE		<i>J</i>	φ +,+ 00	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY

Asset #: 13433

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2030	\$63,000	5	\$3,400	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	50%			LIFE	* *	5	\$5,300	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2045	* *			
Pavers/Stone	50%			2041	* *			
Parking/Driveway								
Asphalt	100%	Now	\$40,400	2035	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	i : Through	out					
	Potholes,	Extent : Mo	oderate, Area Affec	ted : 5%				
	Location	ı : Rear Yar	rd					

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Raceway									
Conduit	100%	2052	* *	1					
Panelboards									
Molded Case Bkrs	100%	2048	* *	5	\$200				
Wiring									
Thermoplastic	100%	2052	* *	1					
Motor Controllers									
Locally Mounted	100%	2037	* *	5					
Lighting									
Interior Lighting									
Fluorescent	95%	2032	\$91,500	10	\$4,900				
	Compact Fluorescent Light, Extent : Light, Area Affected : 5%								
	Location : Lobby	Location: Lobby							
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 95%								
	Location : Throughout								
Incandescent	5%	2027	\$5,300	2					
Egress Lighting									
Emergency, Service	50%	2032	\$1,900	1					
Exit, LED	50%	2047	* *	1					
Exterior Lighting									
LED	15%	2032	\$5,100						
No Component	85%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY

Asset #: 13433

Mechanical	Current Repair		Futi	Future Replacement		Maintenance				
System Component Type		il Date Estima Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Energy Source Natural Gas	100%		2042	* *	1					
Conversion Equipment	10070		2042		1					
Furnace	50%		2027	\$9,800	1	\$1,400				
1 umacc		ation. Extent : N	/A, Area Affected	. ,	1	φ1,400				
	Location: Roof, EMS And Fire Department Garages									
	Explanation: 2 Rooftop Package Units With Gas Heat And 5 Gas Fired Space Heaters									
Hot Water Boiler	50%		2037	* *	1	\$1,400				
		ation, Extent : N	/A, Area Affected			, ,				
	Location: Boiler Rooms									
	Explanation	: 2 Gas Fired H	ot Water Boilers							
Distribution										
Hot Wtr Piping/Pump	100% N		\$300 2040		4	\$300				
		_	Severe, Area Affe	cted : 100%						
	Location: T	hroughout								
Terminal Devices	100%		2037	* *	1	¢1 000				
Convector/Radiator	100%		2037		1	\$1,800				
Air Conditioning Energy Source										
Electricity	100%		2040	**	1					
Conversion Equipment	10070		2010	,	•					
Ext Pkg Unit -	100%		2027	\$106,300	2	\$300				
Heating/Cooling				,		*				
5 5	Other Observation, Extent: N/A, Area Affected: 100%									
	Location: Roof									
	Explanation	: 1 Rooftop Pac	kage Units							
Distribution	1000/					Φ= 400				
Ductwork/Diffusers	100%		LIFE	**	2	\$7,400				
Ventilation										
Distribution Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,200				
Exhaust Fans	10070		LILL	۷	2-3	\$3,200				
Roof	100%		2027	\$12,300	2	\$200				
Plumbing	10070		2027	ψ1 2 ,200		Ψ200				
H/C Water Piping										
Brass/Copper	100%		2042	**	1					
Water Heater With Tanks										
Electric	20%		2027		4					
			/A, Area Affected	: 100%						
	Location : E									
		: Serves Garage								
Gas Fired	80%		2030	\$15,300	2					
Sanitary Piping	4000			,						
Cast Iron	100%		LIFE	**	1					
Storm Drain Piping	1000/		TIPE	**	1					
Cast Iron	100%		LIFE	2	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY

Asset #: 13433

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2037	* *	1	\$400	
	Other Observation, Extent : N	N/A, Area Affected : 100	0%			
	Location: FDNY Mechanic	al Room				
	Explanation: FDNY Access	•				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : N	N/A, Area Affected : 100	0%			
	Location : EMS Side Of The	Facility; 1st To 2nd F	loor			
	Explanation: The Unit Is F	unctional But Not Used	!			
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2052	* *	1-2	\$400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : QUEENS HOSPITAL MAIN BLDG.
Address : 82-70 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 342,964 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 21-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph

Block : 6858 Lot : 1 BIN : 4442433

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$599,300	\$1,531,700
Interior Architecture	\$684,900	\$848,800
Electrical		\$5,486,300
Mechanical	\$518,400	\$22,968,400
Site Pavements	\$75,800	
Total	\$1,878,400	\$30,835,200
Importance Code A	\$599,300	\$1,531,700
Importance Code B	\$977,500	\$28,830,100
Importance Code C	\$301,600	\$473,500
Total	\$1,878,400	\$30,835,200

Total	\$404,900	\$265,200	\$349,600	\$250,200
Importance Code C	\$37,900			
Importance Code B	\$360,200	\$253,600	\$328,500	\$250,200
Importance Code A	\$6,700	\$11,600	\$21,000	
Total	\$404,900	\$265,200	\$349,600	\$250,200
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
Site Pavements	\$13,300			
Mechanical	\$209,900	\$102,200	\$207,800	\$95,400
Electrical	\$55,900	\$98,100	\$66,700	\$55,900
Interior Architecture	\$65,000			\$44,900
Exterior Architecture	\$6,700	\$10,900	\$21,000	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	30%			LIFE	* *	5	\$609,300	
Metal/Glass Curt Wall	30%			LIFE	* *	5	\$146,200	
Metal Panel	30%			2051	* *	5-10	\$536,200	
Metal Coiling Doors	5%			2044	* *	5	\$40,600	
Granite Panels	5%			LIFE	* *	5	\$9,700	
Windows								
Aluminum	95%			2047	* *	5	\$42,000	
Metal Louvers	5%			2040	* *	10	\$13,800	
Parapets								
Metal Panel	30%			2051	* *	5	\$21,700	
Metal Rail	10%		\$3,200	2036	* *	5	\$13,300	
			xtent : Light, Area	Affected	: 20%			
		: Through						
			xtent : Light, Area	Affected	: 100%			
		: West Fac						
	Explana	tion : Struc	tural Steel Compor	nents				
Metal Rail	25%			2044	* *	5-10	\$84,400	
Pre-Cast Concrete	35%			LIFE	* *	5	\$41,200	
Roof								
Cast in Place Concrete	15%			LIFE	* *			
IRMA/Protected Membrane	35%	Now	\$70,900	2036	* *			
		/Displaced a : A And B	, Extent : Moderate Wing	e, Area Ą	ffected : 15%			
Modified Bitumen	30%	2-4	\$168,500	2036	* *			
		Extent : Ligh 1 : Wing B	nt, Area Affected : 2	20%				
Single Ply Membrane		Now etration, E	\$3,500 xtent : Moderate, A	2036 Irea Affe	* *			
					cy Administration i	Suite		
	Other Obs	ervation, E	xtent : Light, Area	-	•			
		: Emergen						
		tion : New 1						
Sloped Glazing	_	Now	\$213,700	LIFE	* *	5	\$335,000	
			Extent : N/A, Area	Affected	! : 10%			
		: Through						
			xtent : Light, Area					
	Location	: Active W	ater Leaks Throug	hout Atri	um			
Soffits				•		_		
Stucco Cement	100%			2044	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Cast in Place Concrete			\$89,300 Extent : Light, Are ical Room	LIFE ea Affecte	* * ed : 5%	5	\$112,300	
Ceramic Tile Quarry Tile Terrazzo Vinyl Tile	5% 5% 10% 70% Worn/Erod	2-4 ded, Extent	\$203,000 : Light, Area Affec	2040 2044 LIFE 2036 ted: 10%	** ** **	5 5 5 3	\$25,700 \$38,500 \$40,100 \$134,700	
Later Con XV. Ha	Location	ı : Elevator	Lobbies					
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board		0-2	\$225,800 extent : Light, Area :	LIFE 2040 LIFE LIFE LIFE Affected	* * * * * * * * * * * * * * * * * * *	5 5 5 5	\$49,300 \$19,700 \$37,000 \$473,500	
Ceilings								
AcousTileSusp.Lay-In AcousTileSusp.Lay-In			ent, Extent : N/A, A oor	2036 2044 rea Affec	** ** cted : 100%	5 5	\$333,700 \$51,300	
Exposed Struc: Steel Gypsum Board	Cracking/	Now	\$27,500 Extent : Light, Are	LIFE LIFE va Affecte	* * * * ed : 2%	5	\$96,200	
Site Enclosure								
Fence/Gates	50/			2066	* *			
Iron Picket Iron Picket No Component	5% 5% 90%			2066 2066	* *			
Retaining Walls Cast in Place Concrete No Component	20% 80%			2066	* *			
Site Pavements Public Sidewalk Cast in Place Concrete	100%			2044	* *			
On-Site Walkways Cast in Place Concrete	_		\$13,300 Extent : Light, Are	2044 va Affecte	* * ed : 10%			
Parking/Driveway Asphalt			\$75,800 Extent : Light, Are	2040 ea Affecte	** ed : 10%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$1,500	
	Other Observation, Extent:		6			
	Location: Electrical Room					
	Explanation: Four 4,000	Ampere And One 3,000 Amp	oere Main E	<i>Disconnec</i>	ct Switches	
Transformers	1000/	•	4.4.	_	44.400	
Dry Type	100%	2044	**	5	\$1,300	
	Other Observation, Extent:		Ó			
	Location: Mechanical / E.	•				
G : 1 /G : 11 1	Explanation : Various Size	s Throughout				
Switchgear / Switchboard	1000/	2051	* *	-	01 500	
Fused Disc Sw	100%	2051	* *	5	\$1,500	
Raceway	1000/	2051	* *	1		
Conduit	100%	2051	* *	1		
Panelboards	200/	20.47	* *	_	¢1.600	
Fused Disc Sw	20%	2047	**	5	\$1,600	
Molded Case Bkrs	80%	2047	* *	5	\$7,200	
Wiring	1000/	2051	* *	1		
Thermoplastic	100%	2051	* *	1		
Motor Controllers	1.50/	2044	* *	_	¢200	
Locally Mounted	15%	2044	**	5	\$300	
Motor Control Center	65%	2044	**	5	\$6,100	
Variable Frequency	20%	2044				
Drive						
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$5,000	
Stand-by Power	10070	LIFE		3	\$3,000	
Transfer Switches						
Automatic	100%	2044	* *	1	\$105,500	
Generators	10070	2011		1	ψ103,300	
Diesel	50%	2040	* *	1	\$66,400	
Diesei	Other Observation, Extent:		6	1	\$00,400	
	Location: Basement Gene					
	Explanation: One 1,500 K					
Diesel	50%	2040	* *	1	\$66,400	
Diesei	Other Observation, Extent:			1	\$00,400	
	Location: Basement Gene		O			
	Explanation: One 1,500 K					
Batteries	Блрининоп . Опе 1,300 К	owans				
Nickel Cadmium	100%	2026	\$2,500	5	\$76,400	
Mickel Caulillulli	100/0	2020	φ2,500	J	φ/0, 4 00	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2047	* *	5		
	Other Observation, Extent:	0	00%			
	Location : Basement Gene					
	Explanation: One 275 Ga					
Main Tank	50%	2059	* *	5		
	Other Observation, Extent:		00%			
	Location : Outside Underg					
T ' 1.'	Explanation: One 10,000	Gallon				
Lighting Interior Lighting						
Fluorescent	85%	2031	\$4,535,100	10	\$267,400	
Tuorescent	T-8 Lamps And Fixtures, Ex			10	\$207,400	
	Location: Throughout The		ca . 10070			
Fluorescent	10%	2031	\$533,500	10	\$31,500	
Fluorescent	Compact Fluorescent Light,			10	\$31,300	
	Location: Throughout The		ected . 10070			
LED	5%	2036	* *			
Egress Lighting	370	2030				
Emergency, Service	55%	2031	\$118,800	1		
Emergency, Battery	5%	2031	\$29,400	10	\$4,100	
Exit, LED	35%	2046	**	1	ψ4,100	
Exit, Service	5%	2031	\$7,600	1		
Exterior Lighting			41,000			
LED	100%	2036	* *			
Lightning Protection						
Arresters/Cabling						
Generic	100%	2059	* *	5	\$1,800	
Alarm						
Security System						
Generic	100%	2036	* *	1	\$128,100	
	Other Observation, Extent:	0	100%			
	Location: Throughout The	-				
	Explanation : CCTV Surve	rillance System				
Fire/Smoke Detection	1000/	• • • •	ناف باقر		0044.000	
Generic, Digital	100%	2036	* *	1-3	\$211,300	

Mechanical		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

			ASSEL # . IS	 -				
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	n : Basemen	Extent : Light, Area et n Provided From A					
Conversion Equipment	Блрини	iion . Sicun	i i roviaca i rom m	ијасен В	unung E			
Heat Exchanger, Shell & Tube				2034	\$1,196,700			
	Location	n : Basemen						
			at Exchanger Conv					
Pres. Reducing Valve/LP Steam	20%			2034	\$42,200	5	\$4,100	
Distribution Hot Wtr Piping/Pump		Extent : M	\$30,700 Toderate, Area Affec er Pump Seals In B		**	4	\$13,500	
Steam Piping/Pump	20%			2041	* *			
Terminal Devices								
Air Handler	70%			2031	\$4,619,300	1	\$148,500	
Convector/Radiator	30%			2044	* *	1	\$33,200	
Air Conditioning Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment Centrifugal, Elec Chiller			Extent : Light, Area	2034 Affected	\$6,434,900 : 90%	1	\$334,000	
	Location	ı : Basemen	nt					
	Explana	tion : R123	Refrigerant					
Reciprocating Compr/Chiller	10%			2031	\$517,300	1	\$15,900	
		efrigerant, I n : Penthou	Extent : Light, Area se	ı Affected	: 10%			
Distribution CW & CHW Wtr Pipe/Pump	100%			2041	* *	4	\$25,400	
Terminal Devices Air Handler/Dir Expansion	2%			2026	\$134,500	1		
Air Handler/Cool/Ht	98%			2031	\$6,668,200	1	\$207,800	
Heat Rejection Air Cooled Condenser	10%			2031	\$101,500	2	\$23,900	
Unit Water Cooling Tower	90%			2029	\$1,594,100	2	\$310,600	
Ventilation								

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13440

Mechanical	Current Rep	air Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$191,200	
Exhaust Fans						
Interior	50%	2031	\$777,600	2	\$5,300	
Roof	50%	2031	\$340,200	2	\$5,300	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		
HW Heat Exchanger						
Steam Fired	100% 0-2 On Extended Life, Extended Location: Basement	\$339,100 2041 t : Moderate, Area Affec	* * ted : 50%	4	\$33,900	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	\$70,200	4	\$7,200	
Sewage Ejector(s)			4.0,-00		41,50	
Electric	100%	2031	\$183,600	4	\$13,600	
Backflow Preventer	10070		\$100,000	•	Ψ12,000	
Generic	100%	2036	* *	1	\$21,000	
Fixtures	10070	2030		-	Ψ21,000	
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Exte		. 100%			
		m Basement To 5th Floo		sement To	o Penthouse	
Escalators						
Over 20' Rise	100% Other Observation, Exte Location: Lower Leve Explanation: 2 Units	_	* *			
ire Suppression	*					
Standpipe						
Generic	100%	2041	* *	1-5	\$172,900	
Sprinkler						
Generic	100%	2041	* *	1-2	\$96,100	
Fire Pump	= * * · -	2011		_	+>0,200	
Generic	100%	2034	\$334,800	1	\$64,000	
Chemical System	10070	2031	ψ33 1,000	*	ψο 1,000	
No Component	98%					
Generic	2%	2026	\$300	1-3	\$1,500	
Generic	<i>∠</i> / 0	2020	φυσο	1-3	Φ1,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 12,800 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$752,600	
Interior Architecture	\$64,800	\$303,500
Electrical	\$67,500	
Mechanical		\$216,400
Site Pavements		\$500,400
Total	\$885,000	\$1,020,300
Importance Code A	\$752,600	
Importance Code B	\$132,300	\$427,000
Importance Code C		\$593,300
Total	\$885,000	\$1,020,300

Interior Architecture	\$56,900	Ø1.4.400	Φ2 000	\$800
Electrical	\$18,100	\$14,400	\$2,000	\$1,800
Mechanical	\$12,100	\$19,900	\$1,900	\$1,000
Site Pavements	\$42,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$240,300	\$43,900	\$7,900	\$7,500
Importance Code A	\$106,400	\$5,600		
	\$100.700	\$38,300	\$7,900	\$7,500
Importance Code B	\$100,700	\$30,300	Ψ1,700	Ψ1,500
Importance Code B Importance Code C	\$33,200	\$38,300	\$7,700	Ψ7,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

chitecture	Current F	Repair	Futur	e Replacement	M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	20/ 31	Φ1 <i>5</i> (00	LIEE	* *	_	Φ4. 2 00	
Cast in Place Concrete	3% Now Cracking/Crumbling, Location: Loading		LIFE e, Area A <u>f</u>		5	\$4,300	
Copper/Terne	2% Other Observation, E Location: 2nd Floo Explanation: Not A	r Roof	2036 Affected	**	10	\$1,300	
Masonry: Brick	85% Now Cracking/Crumbling, Location: Through Joint Mortar Miss/Er Location: Through	out od, Extent : Moder			5	\$24,100	
Masonry: Granite	5% Now Joint Mortar Miss/Er Location: Building		LIFE cate, Area	* * Affected : 25%	5	\$1,100	
Masonry: Limestone	3% Now Joint Mortar Miss/Er Location: North Fo Staining/Discoloring, Location: North Fo Vegetation Growth, E Location: North Fo Other Observation, E Location: North Fo Explanation: Paint	icade Extent : Moderate icade Extent : Light, Area icade Extent : Moderate, A icade ed Surface	2, Area A <u>j</u> Affected Area Affe	fected : 20%	5	\$600	
Slate Panels	2% Now Cracking/Crumbling, Location: Window		LIFE rea Affec	* * ted : 50%	5	\$400	
Windows							
Aluminum	5%		2039	* *	5	\$300	
Steel	90% Now Broken/Missing Elem Location: Through Corrosion/Rusting, E. Location: Through Thermally Inefficient, Location: Through	out xtent : Moderate, A out Extent : Moderate	1rea Affe	cted : 100%	5	\$29,700	
Wood	5% Now Broken/Missing Elem Location : At Clear. Thermally Inefficient, Location : At Clear. Split/Cracked, Extent Location : At Clear.	story Extent : Moderate story : Moderate, Area .	e, Area Aj	ffected : 100%	5	\$1,300	1

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Architecture	С	urrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		il Date l Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets								
Masonry: Brick	Location : A	icks, Exte It Corner:	\$76,200 nt : Moderate, Ar s ent : Moderate, A			5	\$5,900	
	Location : N	North Fac Miss/Erod	ade, South Facad d, Extent : Moder	le				
	Misaligned/B	ulging, E	u xtent : Moderate, ade, South Facad		ected : 15%			
Masonry: Limestone	Location: C	Miss/Erod Coping eriorated,	\$8,300 d, Extent : Moder Extent : Modera			5	\$800	
Roof								
Built-Up (BUR)	Water Penetro		\$5,100 ent : Light, Area I int And Electrical					
Modified Bitumen	50%			2036	* *	10	\$4,300	
Soffits								
Metal Panel		ng Elemei	\$500 nts, Extent : Mode Loading Docks	2061 erate, Arc	* * ea Affected : 100%	5	\$100	
No Component	90%							
nterior Floors								
Cast in Place Concrete		_	\$23,900 nts, Extent : Light	LIFE t, Area Aj	* * fected : 10%	5	\$30,100	
Ceramic Tile	Cracking/Cru	_	\$1,200 Extent : Moderate m 2nd Floor	2034 , Area A <u>f</u>	\$61,000 fected : 20%	5	\$500	
Vinyl Tile		ng Elemen	\$3,000 nts, Extent : Light Storage Area	2031 t, Area Aj	\$149,500 fected : 10%	3	\$2,000	
Vinyl Tile 9" X 9"	5% N Worn/Eroded, Location: 2	Extent:	\$4,300 Severe, Area Affe Shops	2041 cted : 25	**	3	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2034	\$92,900	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	* *	5	\$700	
Gypsum Board	20%			LIFE	* *	5	\$4,000	
Masonry: Brick	50%		\$9.200	LIFE LIFE	* *	5	\$2,000	
Plaster	_	Crumbling,	\$8,200 Extent : Moderate	, Area Aj		5	\$2,000	
		_	Area On Second Fl		. 500/			
		_	: Moderate, Area A Area On Second Fl		: 30%			
Ceilings								
AcousTileSusp.Lay-In	30%	2-4	\$64,800	2051	* *	5	\$3,200	
	_	_	Extent : Light, Are	ea Affecte	ed : 10%			
		ı : 2nd Floo	•					
	_		Extent : Light, Area	a Affecte	d : 20%			
		n : 2nd Floo	•	1.00	1 1000/			
	0	Discoloring, 1 : 2nd Floo	Extent : Light, Are or Shops	ea Affecto	ea : 100%			
Exposed Struc: Concrete	60%			LIFE	* *	5	\$2,000	
Exposed Struc: Concrete		Now	\$16,200	LIFE	* *	5	\$300	
		Crumbling, 1 : Second I	Extent : Moderate Floor	, Area Aj	ffected : 10%			
			xtent : Moderate, A al And Paint Shops					
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	* *			
No Component	50%							
Site Pavements								
Public Sidewalk Cast in Place Concrete	500/	Now	\$17,800	2036	* *			
	Broken/M	issing Elem	ents, Extent : Mode ad East Of Property	erate, Ar				
N. C.			ia East Of Froperty	V				
No Component	50%							
On-Site Walkways Cast in Place Concrete	15%			2036	* *			
			Extent : N/A, Area A		100%			
		ı : Loading		55				
		_	rete Loading Dock	Platforn	ı			
No Component	85%							
Parking/Driveway								
Asphalt	90%	2-4	\$25,000	2034	\$500,400			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	· ·			
	Location	ı : Drivewa	y - Parking Area					
	10%			2044	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Electrical	Current Repa	ir Futu	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	50%	2041	* *	5		
Molded Case Bkrs	50%	2041	* *	5	\$200	
Raceway	000/	2021	#12.2 00			
Conduit	80%	2031	\$13,200 * *	1		
Conduit Panelboards	20%	2051		1		
Fused Disc Sw	5%	2039	* *	5		
Molded Case Bkrs	55%	2030	\$22,400	5	\$200	
Molded Case Bkrs	40%	2039	**	5	\$100	
Wiring	.070				Q100	
Braided Cloth	60% 2-4	\$12,200 2056	* *	1		
	Insulation Aged, Extent :		ed : 100%			
	Location: Throughout					
Thermoplastic	20%	2041	* *	1		
Thermoplastic	20%	2051	* *	1		
Motor Controllers						
Locally Mounted	20%	2029	\$12,100	5		
Motor Control Center	70%	2036	* *	5	\$200	
Motor Control Center	10%	2036	* *	5		
Stand-by Power						
Transfer Switches	100%	2020	¢. (700	1	¢2 000	
Automatic Generators	100%	2029	\$6,700	1	\$3,900	
Diesel	100%	2027	\$67,500	1	\$5,000	
Diesei	Other Observation, Exten			1	Ψ5,000	
	Location : Basement	3,5				
	Explanation : One 375 I	Kilovolt-ampere To Sup	ply The Main Build	ding		
Batteries			-			
Nickel Cadmium	100%	2025	\$2,500	5	\$2,900	
Fuel Storage						
Day Tank	100%	2030	\$26,200	5		
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Basement	2 11 <i>(</i> 77 1				
T 1.1.21	Explanation: One 330 (iallon Tank				
Lighting Interior Lighting						
Fluorescent	95%	2036	* *	10	\$12,300	
Tuorescent	Other Observation, Exten		: 100%	10	Ψ12,500	
	Location : Throughout T					
	Explanation : T-8 Lamp					
LED	5%	2039	* *			
Egress Lighting	-					
Emergency, Service	55%	2031	\$4,900	1		
Emergency, Battery	5%	2031	\$1,200	10	\$200	
Exit, Service	40%	2031	\$2,500	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 996

Electrical	Current Repair	Future Rep	lacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
LED	100%	2039	* *				
Alarm							
Security System							
No Component	20%						
Generic	80%	2039	* *	1	\$3,800		
	Other Observation, Extent .	Light, Area Affected: 100	%				
	Location: Throughout Th	e Building					
	Explanation: CCTV Cam	eras					
Fire/Smoke Detection							
No Component	20%						
Generic, Digital	80%	2036	* *	1-3	\$6,300		

Mechanical		Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution								
Steam Piping/Pump	100%		2031	\$115,800				
Terminal Devices								
Convector/Radiator	85%		2029	\$100,600	1	\$3,900		
Unit Heater - Steam	15%		2026	\$12,300	4	\$300		
Air Conditioning								
Energy Source								
Electricity	100%		2039	* *	1			
Conversion Equipment								
Window/Wall Unit	20%		2025	\$11,000	1			
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$2,400		
No Component	70%							
Exhaust Fans								
Roof	10%		2026	\$2,800	2			
Wall Unit	30%		2026	\$1,900	2	\$100		
No Component	60%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%		2036	* *	1			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	100%		2031	\$2,600	4	\$300		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MAINTENANCE SHOPS OFFICES - F

Asset #: 996

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent: N/A, Ar	ea Affected : 100%		
	Location: Basement, 1, 2			
	Explanation: 1 Unit			
Fire Suppression				
Standpipe				
Generic	100%	2051 **	1-5 \$7,100	
Sprinkler				
Generic	100%	2051 **	1-2 \$4,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : QUEENS HOSPITAL MODULAR 1

Address : 82-20 164TH STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : HHC0014.190 / 14830 Yr Built/Renovated : 2014 /

Area Sq Ft : 5,368 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 21-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 6858 Lot : 1 BIN : 4538167

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,200			\$1,300
Interior Architecture			\$900	\$3,800
Electrical	\$500	\$500	\$600	\$600
Mechanical	\$500	\$500	\$2,400	\$500
Total	\$16,200	\$1,000	\$3,900	\$6,200
Importance Code A	\$15,200			\$1,300
Importance Code B	\$1,000	\$1,000	\$3,900	\$4,900
Importance Code C				
Total	\$16,200	\$1,000	\$3,900	\$6,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MODULAR 1

Asset #: 14830

Architecture	Current Repair		Futur	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$8,000	
			Extent : Light, Area	Affected	: 100%			
		ı : Through						
	Explana	tion : Brick	Veneer On A Mod	ular Buil	ding Construction			
Windows								
Aluminum	100%			2053	* *	5	\$2,600	
Parapets	1000/				ata ata	_	42.100	
Masonry: Brick	100%			LIFE	**	5	\$3,100	
		servation, E 1 : Through	Extent : Light, Area out	Affected	: 100%			
		tion : Brick	Veneer Exterior A	nd Roof	Membrane Interior	· - On A N	Iodular Building	
Roof								
Modified Bitumen	Water Pen		\$15,200 xtent : Light, Area 122 And Wall Adja	00				
nterior	Locuitor	i . Koom w	122 Ana wan Aaja	<i>cent 10 1</i>	tooj Luuuei			
Floors								
Ceramic Tile	10%			2044	* *	5	\$800	
Vinyl Tile	90%			2039	* *	3	\$2,700	
Interior Walls	7070			2037			Ψ2,700	
Gypsum Board	100%			LIFE	* *	5	\$12,600	
Ceilings	10070						\$1 2 ,000	
AcousTileSusp.Lay-In	100%			2048	* *	5	\$7,700	
Site Pavements							. ,	
On-Site Walkways								
Cast in Place Concrete	20%			2044	* *			
No Component	80%							
Parking/Driveway								
Asphalt	20%			2040	* *			
No Component	80%							

Electrical	Cu	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2057	* *	1		
Panelboards							
Molded Case Bkrs	100%		2053	* *	5	\$100	
Wiring							
Thermoplastic	100%		2057	* *	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL MODULAR 1

Asset #: 14830

Electrical	Current Repair	· Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	100%	2039	* *	10	\$4,900		
	T-8 Lamps And Fixtures, Ex	ctent : Light, Area Affec	cted : 100%				
	Location : Throughout Th	e Building					
Egress Lighting							
Emergency, Battery	50%	2039	* *	10	\$600		
Exit, Battery	50%	2039	* *	10	\$200		
Exterior Lighting							
LED	100%	2039	* *				
Alarm							
Security System							
Generic	100%	2039	* *	1	\$2,000		
	Other Observation, Extent	: Light, Area Affected :	100%				
	Location : Throughout Th	e Building					
	Explanation : CCTV Surv	eillance System					
Fire/Smoke Detection							
Generic, Digital	100%	2039	* *	1-3	\$3,300		

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%		2047	* *	4	\$300		
Terminal Devices								
Fan Coil Unit/Heat	100%		2036	* *	1	\$1,700		
	Other Observation	, Extent : Light, Area	Affected	: 100%				
	Location: Groun	d Floor Ceiling						
	Explanation : Val	riable Air Volume Box	es W/H	ot Water Coil				
Air Conditioning								
Energy Source								
Electricity	100%		2053	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	98%		2036	* *	2	\$300		
Cooling								
Split Unit	2%		2036	* *				
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2	\$7,000		
Ventilation								
Exhaust Fans								
Roof	100%		2036	* *	2	\$200		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2051	* *	1			
Water Heater With Tanks								
Electric	100%		2029	\$24,200	4			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 MODULAR 1

Asset #: 14830

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2057	* *	1-2	\$1,500	
Fire Pump							•
Generic	100%		2044	* *	1	\$1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : QUEENS HOSPITAL NURSES SCHOOL - N

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 137,200 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,8,Ph

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$4,212,400	\$756,800		
Interior Architecture	\$931,700	\$7,361,700		
Electrical	\$878,100	\$3,054,400		
Mechanical	\$513,500	\$1,595,800		
Total	\$6,535,600	\$12,768,800		
Importance Code A	\$4,212,400	\$1,040,700		
Importance Code B	\$1,526,100	\$7,961,000		
Importance Code C	\$797,100	\$3,767,100		
Total	\$6,535,600	\$12,768,800		

Total	\$189,600	\$132,900	\$267,300	\$73,900
Importance Code C	\$6,000		\$10,600	
Importance Code B	\$166,000	\$132,100	\$255,900	\$73,900
Importance Code A	\$17,500	\$800	\$700	
Total	\$189,600	\$132,900	\$267,300	\$73,900
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Site Pavements	\$19,000			
Site Enclosure	\$1,000			
Mechanical	\$50,500	\$54,500	\$20,400	\$17,800
Electrical	\$25,600	\$56,200	\$21,300	\$19,300
Interior Architecture	\$54,200		\$203,200	\$15,100
Exterior Architecture	\$17,500	\$500	\$700	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

chitecture	Currer	nt Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls					_		
Masonry: Brick	Location: East F	Extent : Light, Area A			5	\$209,400	
Masonry: Limestone	10% Now	\$617,000	LIFE	* *	5	\$19,200	
·	Broken/Missing El Location : South	ements, Extent : Mod	erate, Are	a Affected : 10%			
Slate Panels	3%		LIFE	* *	5	\$5,700	
Window Wall	5% 0-2	\$396,500	2061	* *	5	\$23,900	
	Location : Throu	ent : Light, Area Affec					
Windows							
Aluminum	Location: Throu	, Extent : Severe, Ared			5	\$13,200	
	Ctrwt/Balnc Not F Location : Throu	unct, Extent : Moderd ghout	ite, Area A	Iffected : 75%			
Aluminum	5%		2047	* *	5	\$1,500	
Steel	5% Now	\$67,500 Extent : Severe, Area ghout	2056	**	5	\$9,200	1
	Other Observation Location : Stair I Explanation : Fix	•	Affected :	100%			
Parapets							
Masonry: Brick	90% Now Joint Mortar Miss Location : Throu	\$17,500 Erod, Extent : Light, ghout	LIFE Area Affe	* * cted : 20%	5	\$2,700	
Masonry: Limestone	10%		LIFE	* *	5	\$400	
Roof							
Modified Bitumen	100%		2031	\$547,300	10	\$49,000	
~ 201	<u> </u>	-					
Soffits Cast in Place Concrete	90% Now Water Penetration,	\$83,100 Extent: Light, Area	LIFE Affected :	20%	5	\$34,400	
		Extent : Light, Area			5	\$34,400	
	Water Penetration,	Extent : Light, Area			5	\$34,400	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Architecture	Current Repair		Future Replacement		М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							
Floors								
Carpet	5%			2027	\$184,900	3	\$15,300	
Cast in Place Concrete	5%		\$17,800	LIFE	* *	5	\$22,400	
	_	_	Extent : Light, Are		ed : 5%			
			ical Room Basemer	ıt				
Ceramic Tile	5%			2040	* *	5	\$10,200	
Raised Access Floor	1%			2034	\$120,800	5	\$7,700	
Terrazzo	15%			LIFE	* *	5	\$24,000	
Vinyl Tile	59%		\$68,100	2031	\$3,407,400	3	\$45,200	
	_	_	Extent : Light, Are	ea Affecte	ed : 5%			
			nts Storage					
			: Light, Area Affec	ted : 10%	6			
			nts Storage					
Vinyl Tile	10%			2039	* *	3	\$7,700	
			Extent : N/A, Area A	Affected :	100%			
	Location	n: 2nd And	3rd Floors					
Interior Walls								
Ceramic Tile	5%			2034	\$1,328,500	5	\$23,600	
Ceramic Tile	3%			2027	\$797,100	5	\$14,200	
			Extent : Light, Area	Affected	: 100%			
		n : First Flo						
			mmissioned Pool					
Fabric on Framing	3%			2032	\$2,198,200	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%	l		LIFE	* *	5	\$94,500	
Ceilings	c = 0 /			2026	de de	_	0.1.0.0	
AcousTileSusp.Lay-In	65%		#21 200	2036	* *	5	\$132,900	
Exposed Struc: Concrete			\$31,300	LIFE		5	\$1,600	
	_	_	Extent : Light, Are					
			ical Rooms And Do					
Plaster	30%	<u> </u>		LIFE	* *	5	\$38,300	
Site Enclosure								
Fence/Gates	50/			2051	* *			
Chain Link	5%			2051	* *			
Iron Picket	95%	l		2051	· · ·			
Free Standing Walls	100/	NT	¢1 000	2041	* *			
Concrete Masonry Unit	10%		\$1,000 Extent : Light, Are	2041				
		Crumbling, n : South Fa		ги Ајјест	ги . 1070			
N. C.			icuue					
No Component	90%	ı						

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	Now	\$14,000	2036	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı : Through	out					
No Component	25%							
On-Site Walkways								
Cast in Place Concrete	70%	Now	\$5,000	2036	* *			
	Cracking/	Cracking/Crumbling, Extent: Light, Area Affected: 10%						
	Location	: South Fo	acade					
No Component	30%							

ectrical	Current Repair	Future	Replacement	Maintenance					
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts		•							
Service Equipment									
Air Circuit Breaker	40%	2031	\$133,000	5	\$300				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: Two 1,600 Ampere	Main Disconne	ct Switches						
Air Circuit Breaker	20%	2031	\$66,500	5	\$100				
	Other Observation, Extent : Light, A	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room								
	Explanation: One 2,000 Ampere	Main Disconne	ct Switch						
Fused Disc Sw	20%	2031	\$10,500	5	\$100				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: One 1,600 Ampere	Main Disconne	ct Switch						
Fused Disc Sw	20%	2031	\$10,500	5	\$100				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Electrical Room								
	Explanation : One 600 Ampere M	ain Disconnect	Switch For Emer	rgency					
Transformers									
Dry Type	100%	2029	\$27,300	5	\$500				
7 71	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: One 300 Kilovolt-ar	mpere 480hv-20	08/120lv						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2031	\$299,200	5	\$3,600				
Raceway									
Conduit	90%	2031	\$265,800	1					
Conduit	10%	2041	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Panelboards							
Fused Disc Sw	10%	2030	\$30,600	5	\$300		
Molded Case Bkrs	60%	2030	\$183,700	5	\$2,200		
Molded Case Bkrs	30%	2039	* *	5	\$1,100		
Wiring							
Braided Cloth	20% 2-4	\$81,700 2056	**	1			
	On Extended Life, Extent : M Location : Throughout	Ioderate, Area Affect	ted : 100%				
Thermoplastic	50%	2041	* *	1			
Thermoplastic	30%	2051	* *	1			
Motor Controllers							
Locally Mounted	80%	2029	\$148,400	5	\$700		
Locally Mounted	20%	2036	* *	5	\$200		
fround							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,000		
tand-by Power							
Transfer Switches							
Automatic	40%	2044	**	1	\$16,900		
Automatic	60%	2029	\$16,400	1	\$25,300		
Generators	- 00/		4- 0 000		** • • • • • • • • • • • • • • • • • •		
Diesel	50%	2027	\$70,900	1	\$26,600		
	Other Observation, Extent:	Ligni, Area Ajjeciea	: 100%				
	Location: Basement	14 V - 1.1					
	Explanation : One 188 Kil						
Diesel	50%	2027	\$70,900	1	\$26,600		
	Other Observation, Extent:		: 100%				
	Location: Outside The Bu	-					
D 1	Explanation: One 313 Kil	ovolt-ampere Kohler					
Batteries	500/	2025	¢1 200	-	£2.500		
Lead/Acid	50%	2025	\$1,300	5	\$2,500		
Lead/Acid	50%	2025	\$1,300	5	\$2,500		
Fuel Storage	1000/	2020	#27.20 2	-			
Day Tank	100%	2030	\$26,200	5			
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location: Basement						
ighting	Explanation : Two 330 Ga	llon Tanks					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Electrical	Current Repair	Futu	re Replacement	М					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	78%	2031	\$1,631,100	10	\$98,200				
	Other Observation, Extent : Light, Area	ı Affected	: 100%						
	Location: Throughout The Building								
	Explanation: T-8 Lamps								
Fluorescent	20%	2036	* *	10	\$25,200				
	Other Observation, Extent : Light, Area	a Affected	: 100%						
	Location: Throughout The Building								
	Explanation: T-8 Lamps								
Fluorescent	2%	2031	\$41,800	10	\$2,500				
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Auditorium								
Egress Lighting									
Emergency, Service	55%	2031	\$47,500	1					
Exit, Service	30%	2031	\$18,100	1					
Exit, Service	15%	2026	\$9,100	1					
Exterior Lighting									
HID	100%	2026	\$654,600	10	\$400				
Lightning Protection									
Arresters/Cabling									
Generic	100%	2034	\$21,600	5	\$500				
Alarm									
Security System									
No Component	30%								
Generic	70%	2031	\$184,300	1	\$35,900				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation : CCTV Cameras								
Fire/Smoke Detection	•								
No Component	20%	• • • •							
Generic, Digital	80%	2036	* *	1-3	\$67,600				

Mechanical	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2034	\$84,400	5	\$8,100	
Distribution							
Steam Piping/Pump	100%		2041	* *			
Terminal Devices							
Air Handler	15%		2031	\$396,000	1	\$12,700	
Convector/Radiator	85%		2036	* *	1	\$37,700	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source	0.50/			2020	* *	1		
Electricity	85% 15%			2039		1		
No Component			xtent : Light, Area	Affected	. 0%			
	Location		мені . Ligni, Area	Луестей	. 070			
			ed Water Provided	From Ad	ljacent Building E			
Conversion Equipment								
Exterior Pkg Unit -	5%			2026	\$76,900	2	\$400	
Cooling								
Split Unit	5%			2031	\$166,600			
Window/Wall Unit	70%			2025	\$372,000	1		
No Component	20%							
Distribution					_	_		
CW & CHW Wtr	25%			2041	* *	4	\$2,500	
Pipe/Pump	5.50 /							
No Component	75%							
Terminal Devices	5 0/	0.0	\$64.600	2041	* *			
Air Handler/Dir	5%	0-2	\$64,600	2041	* *	1		
Expansion	Location	: Basemer	xtent : Moderate, 2 t Computer Room gerant Leaking In		cted : 2% r Room Air Condit	ioning U	nits	
Air Handler/Cool/Ht	15%		5	2031	\$326,600	1	\$12,700	
All Handiel/Cool/Ht			xtent : Light, Area		· ·	1	\$12,700	
			Ground Floor	119900000				
			ed Water Provided	From Ad	liacent Building E			
No Component	80%)			
Heat Rejection	0070							
Air Cooled Condenser	5%			2026	\$16,200	2	\$4,800	
Unit	270			2020	Ψ10,200	_	ψ 1,000	
Dry Cooler	10%			2036	* *	2	\$9,600	
,		place Evide	ent, Extent : N/A, A		eted : 60%		. ,	
	Location	: Outdoor	Gound Floor					
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$24,600	LIFE	* *	2-5	\$15,300	
		Extent : Se : 2nd Floo	vere, Area Affected r Roof	d : 4%				
No Component	80%							
Exhaust Fans	30.0							
Interior	100%			2031	\$622,200	2	\$4,200	
Plumbing					, , , , , , , , , , , , , , , , , ,		- · · · · ·	
H/C Water Piping								
Brass/Copper	50%			2041	* *	1		
Galvanized Steel	50%			2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 991

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2041	* *	4	\$20,300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2036	* *	1	\$8,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Basement To 8	8th Floor				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$69,200	
Sprinkler						
Generic	100%	2041	* *	1-2	\$38,400	
Fire Pump						
Generic	100%	2040	* *	1	\$25,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 21-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors Gnd,2,4,6

Block : 6858 Lot : 1 BIN : 4859742

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$927,400
Interior Architecture	\$59,200	\$285,900
Electrical	\$122,000	
Mechanical	\$138,500	\$677,200
Total	\$319,700	\$1,890,500
Importance Code A		\$927,400
Importance Code B	\$319,700	\$878,900
Importance Code C		\$84,100
Total	\$319,700	\$1,890,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,300	\$25,000		
Interior Architecture	\$10,900			\$13,100
Electrical	\$17,400	\$20,100	\$21,800	\$17,400
Mechanical	\$37,700	\$43,000	\$47,400	\$29,000
Site Pavements	\$48,600			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$181,400	\$117,800	\$98,900	\$89,100
Importance Code A	\$37,300	\$25,300		
Importance Code B	\$89,900	\$92,400	\$98,900	\$89,100
Importance Code C	\$54,200			
Total	\$181,400	\$117,800	\$98,900	\$89,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type								
Exterior Walls								
Cast Stone/Terra Cotta	65%			LIFE	* *	5	\$849,100	
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$78,400	
Metal Panel	5%			2051	* *	5-10	\$57,500	
Granite Panels	5%			LIFE	* *	5	\$6,300	
Windows							\$0,200	
Aluminum	100%			2047	* *	5		
Parapets	10070							
Metal Panel	30%			2051	* *	5	\$11,700	
Metal Rail	10%			2044	* *	5-10	\$18,200	
Pre-Cast Concrete	60%			LIFE	* *	5	\$38,000	
Roof								
Modified Bitumen	Blisters, E	Now Extent : Light a : Through	\$37,300 at, Area Affected : I out	2036	* *			
	Location	ı : Material	tent : Light, Area A Runnig Up Interio	r Of Par	apet Wall			
			xtent : Light, Area		: 40%			
			Portion Of Main R	-				
			on Of Roof Covered					
Single Ply Membrane	5%			2036	* *	10	\$3,500	
Soffits						_		
Stucco Cement	100%			2044	* *	5		
Interior								
Floors	50/			LIDE	* *	_	#22.000	
Cast in Place Concrete	5%			LIFE	* *	5	\$22,900	
Ceramic Tile	5%			2040	* *	5	\$10,500	
Terrazzo	40%	Now	¢50.200	LIFE 2036	* *	5	\$65,500	
Vinyl Tile	Cracking/	Crumbling,	\$59,200 Extent : Severe, And The Elevator Lobby			3	\$39,300	
Interior Walls			20009					
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	* *	5	ψ01,100	
Granite Panels	5%			LIFE	* *			
Wood	3%			LIFE	* *	5	\$27,100	
Ceilings	370			<u> </u>			Ψ27,100	
AcousTileSusp.Lay-In	65%			2044	* *	5	\$136,200	
Exposed Struc: Steel	15%			LIFE	* *	5	Ψ150,200	
Gypsum Board	15%			LIFE	* *	5	\$39,300	
Gypsum Board								

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	10%			2066	* *			
No Component	90%							
Retaining Walls								
Cast in Place Concrete	10%			2066	* *			
No Component	90%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%	2-4	\$48,600	2040	* *			
-	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					

ectrical	Current Repa	ir Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$600	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	om				
	Explanation: One 4,000	Ampere Main Disconi	nect Switch			
Transformers						
Dry Type	100%	2044	* *	5	\$500	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	mm, Electrical Closets,	Mechanical Space	es		
	Explanation: One 500 I		Kilovolt-ampere	480hv-20	08/120lv And	
	Every Electrical Closet	Has Different Ratings.				
Switchgear / Switchboard						
Fused Disc Sw	100%	2051	* *	5	\$600	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Fused Disc Sw	5%	2047	* *	5	\$200	
Molded Case Bkrs	95%	2047	* *	5	\$3,500	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	70%	2044	* *	5	\$700	
Variable Frequency	30%	2044	* *			
Drive						

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground	<u>I</u>	<u>.</u>					
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,100		
Stand-by Power							
Transfer Switches							
Automatic	100%	2044	* *	1	\$43,100		
Lighting							
Interior Lighting							
Fluorescent	85%	2036	* *	10	\$109,200		
	T-8 Lamps And Fixtures, E Location : Throughout T		ected : 100%				
Fluorescent	5%	2036	* *	10	\$6,400		
110010000110	T-5 Lamps And Fixtures, E		ected : 100%	10	Ψο,		
	Location : Throughout T	0 00					
Fluorescent	5%	2036	* *	10	\$6,400		
Tuorescent	Compact Fluorescent Ligh		Affected: 100%	10	ψο, του		
	Location : Throughout T	_	35				
LED	5%	2036	* *				
Egress Lighting	370	2030					
Emergency, Service	50%	2036	* *	1			
Emergency, Battery	5%	2036	* *	10	\$1,700		
Exit, LED	40%	2059	* *	1	4-,,,,		
Exit, Service	5%	2036	* *	1			
Exterior Lighting							
HID	100%	2036	* *	10	\$400		
Alarm							
Security System							
Generic	100%	2036	* *	1	\$52,300		
	Other Observation, Extend	: Light, Area Affected	: 100%				
	Location : Throughout T	he Building					
	Explanation: CCTV Sur	veillance System					
Fire/Smoke Detection							
Generic, Digital	100%	2036	* *	1-3	\$86,300		

Mechanical	Current Rep	oair I	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%	2	051	* *	1		
PRV							
	Other Observation, Exte	ent : Light, Area Affe	ected :	100%			
	Location: Basement						
	Explanation : Steam P	rovided From Adjac	cent B	uilding E			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment Heat Exchanger, Shell & Tube	75%	0-2	\$9,200	2034	\$458,100			
	Corroded	Extent · M	oderate, Area Affec	rted · 50°	%			
			er Controlled Valve					
			Extent : Light, Area					
		ı : Basemen		33				
				verting E	Hot Water For Modi	ular I Bu	ilding	
Pres. Reducing Valve/LP	25%			2034	\$21,500	5	\$2,100	
Steam					, ,	-	, ,	
Distribution								
Hot Wtr Piping/Pump	60%			2047	* *	4	\$4,100	
Steam Piping/Pump	40%			2051	* *			
Terminal Devices								
Air Handler	75%			2036	* *	1	\$65,000	
Convector/Radiator	25%			2044	* *	1	\$11,300	
ir Conditioning								
Energy Source	1000/			2051	* *			
District Chilled Water	100%			2051		1		
•		servanon, E 1 : Basemen	xtent : Light, Area	Ајјестеа	: 100%			
	Explana	tion · Chill	ed Water Provided	From Ad	liacent Ruilding F			
Distribution	Explana	tion : Chille	ed Water Provided	From Ad	ljacent Building E			
Distribution CW & CHW Wtr			ed Water Provided		jacent Building E **	4	\$6.900	
CW & CHW Wtr	Explana 100%		ed Water Provided	From Ad	-	4	\$6,900	
			ed Water Provided		-	4	\$6,900	
CW & CHW Wtr Pipe/Pump			ed Water Provided		-	4	\$6,900	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion	100%		ed Water Provided	2051	**		\$6,900	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht	100%		ed Water Provided	2051	**		\$6,900 \$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection	100% 3% 97%			2051 2031 2036	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser	100%		\$2,100	2051	**	1	<u> </u>	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit	100% 3% 97% 10%	Now	\$2,100	2051 2031 2036 2031	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit	100% 3% 97% 10% Broken, E.	Now xtent : Mod	\$2,100 erate, Area Affecte	2051 2031 2036 2031	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit	100% 3% 97% 10% Broken, E. Location	Now xtent : Mod 1: Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component	100% 3% 97% 10% Broken, E.	Now xtent : Mod 1: Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component	100% 3% 97% 10% Broken, E. Location	Now xtent : Mod 1: Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component entilation Distribution	100% 3% 97% 10% Broken, E. Location 90%	Now xtent : Mod 1 : Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031 d:10%	** \$82,400 ** \$41,500	1 2	\$84,000 \$7,800	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component entilation Distribution Ductwork/Diffusers	100% 3% 97% 10% Broken, E. Location	Now xtent : Mod 1 : Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031	* * * \$82,400 * * *	1	\$84,000	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component entilation Distribution Ductwork/Diffusers Exhaust Fans	100% 3% 97% 10% Broken, E. Location 90% 100%	Now xtent : Mod 1: Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031 d:10%	** \$82,400 ** \$41,500	1 2 2 2-5	\$84,000 \$7,800 \$78,100	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component entilation Distribution Ductwork/Diffusers Exhaust Fans Interior	100% 3% 97% 10% Broken, E. Location 90% 100% 95%	Now xtent : Mod 1 : Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031 d:10% LIFE 2036	** \$82,400 ** \$41,500	1 1 2 2 2-5 2	\$84,000 \$7,800 \$78,100 \$4,100	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component entilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof	100% 3% 97% 10% Broken, E. Location 90% 100%	Now xtent : Mod 1 : Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031 d:10%	** \$82,400 ** \$41,500	1 2 2 2-5	\$84,000 \$7,800 \$78,100	
CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht Heat Rejection Air Cooled Condenser Unit No Component entilation Distribution Ductwork/Diffusers Exhaust Fans Interior	100% 3% 97% 10% Broken, E. Location 90% 100% 95%	Now xtent : Mod 1 : Penthous	\$2,100 erate, Area Affecte	2051 2031 2036 2031 d:10% LIFE 2036	** \$82,400 ** \$41,500	1 1 2 2 2-5 2	\$84,000 \$7,800 \$78,100 \$4,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14112

Mechanical	Current Rep	air Futu	Future Replacement		Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
HW Heat Exchanger									
Steam Fired	100% 0-2	\$138,500 2041	**	4	\$13,800				
	On Extended Life, Exten	-							
	Location : Basement M	lechanical Equipment R	oom						
Sanitary Piping	1000/	LIDE	* *						
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping	1000/	LIEE	* *	1					
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	1000/	2026	* *	4	e2 000				
Non-Submersible	100%	2036		4	\$3,000				
Sewage Ejector(s)	1000/	2026	* *	4	¢5 (00				
Electric	100%	2036	-1- A	4	\$5,600				
Fixtures Generic	100%								
Vertical Transport	10070								
Elevators									
Geared Traction	100%	LIFE	* *						
Geared Traction	Other Observation, Exte		. 100%						
		n Basement, Ground, 1s		nits Froi	n Basement,				
	Ground, 1st To 6th Floo				,				
	Explanation: 5 Units								
Fire Suppression									
Standpipe									
Generic	100%	2051	* *	1-5	\$70,600				
Sprinkler									
Generic	100%	2051	* *	1-2	\$39,200				
Fire Pump									
Generic	100%	2034	\$136,700	1	\$26,200				
	Other Observation, Exte	nt : Light, Area Affected	: 100%						
	Location : Building E		_						
	Explanation : Fire Pun	np Is Located In Buildin	g E						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : QUEENS HOSPITAL POWER PLANT - E

Address : 82-68 164TH STREET JAMAICA

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 19,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 05-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$594,100	\$562,700
Electrical		\$903,200
Mechanical		\$381,300
Total	\$594,100	\$1,847,200
Importance Code A	\$594,100	\$738,300
Importance Code B		\$1,108,900
Total	\$594,100	\$1,847,200

4	4-99

\$257,000	\$36,700	\$38,200	\$6,700
\$46,100			
\$99,000	\$34,700	\$36,200	\$4,800
\$111,900	\$2,000	\$2,000	\$2,000
\$257,000	\$36,700	\$38,200	\$6,700
\$30,500	\$29,800	\$8,700	\$3,700
\$39,000	\$6,900	\$3,300	\$3,000
\$84,400		\$26,200	
\$103,100			
FY 2025	FY 2026	FY 2027	FY 2028
	\$103,100 \$84,400 \$39,000 \$30,500 \$257,000 \$111,900 \$99,000 \$46,100	\$103,100 \$84,400 \$39,000 \$30,500 \$29,800 \$257,000 \$111,900 \$99,000 \$99,000 \$46,100	\$103,100 \$84,400 \$26,200 \$39,000 \$6,900 \$3,300 \$30,500 \$29,800 \$8,700 \$257,000 \$36,700 \$38,200 \$111,900 \$2,000 \$2,000 \$99,000 \$34,700 \$36,200 \$46,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL POWER PLANT - E

Asset #: 995

rchitecture	Curr	ent Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior	•		•					
Exterior Walls								
Cast in Place Concrete	3%		LIFE	* *	5	\$4,700		
Masonry: Brick	90% Nov		LIFE	* *	5	\$28,500		
	-	ling, Extent : Modera	te, Area A <u>j</u>	fected : 20%				
	Location: Thro	U .	1.00	100/				
	· ·	, Extent : Light, Area	Affected :	10%				
	Location: Corners Location: Montan Miss Fred Futout: Moderate Anna Affrond : 200/							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Throughout							
Masonry: Granite	5% Nov		LIFE	* *	5	\$1,200		
Masonry: Granite		ling, Extent : Moderat			3	\$1,200		
	Location : Built	-	.c, 111 ca 11)	jeeled . 5070				
		s/Erod, Extent : Mode	erate. Area	Affected : 50%				
	Location : Buil		,	55				
Slate Panels	2% Nov		LIFE	* *	5	\$500		
		ling, Extent : Severe, 2		ted : 50%	5	Ψ200		
	Location : Wind	-	33					
Windows								
Aluminum	20%		2039	* *	5	\$600		
Steel	80% Nov	. ,	2056	* *	5	\$15,500	1	
	Broken/Missing I Location : Thro	Elements, Extent : Sev ughout	ere, Area 1	Affected : 50%				
	Corrosion/Rustin Location : Thro	g, Extent : Severe, Ard ughout	ea Affected	d : 100%				
	Thermally Ineffic Location : Thro	ient, Extent : Modera ughout	te, Area Aj	ffected : 100%				
Parapets								
Masonry: Brick	90% 2-4	4,,	LIFE	**	5	\$5,400		
		s/Erod, Extent : Light	, Area Affe	ected : 10%				
	Location: Thro	ughout						
Masonry: Limestone	10%		LIFE	* *	5	\$700		
Roof				.		d) =		
Metal Panel	25%		2029	\$173,000	10	\$21,300		
Modified Bitumen	75%		2031	\$389,700	10	\$34,900		
Soffits Matal Banal	100/ 2.4		2041	* *	-	#		
Metal Panel	10% 2-4		2041		5	\$200		
	-	Elements, Extent : Lig y And Loading Dock	пі, Аґеа А	ijeciea : 10%				
No Come	<u></u>	y 11114 Louding DOCK						
No Component	90%							

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 QUEENS HOSPITAL POWER PLANT - E

Asset #: 995

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
Interior								
Floors	50 /			2025	#27.2 00	2	#2 1 00	
Carpet	5%		440.400	2027	\$25,200	3	\$2,100	
Cast in Place Concrete	_		\$19,400 Extent : Light, Are rea	LIFE a Affecte		5	\$24,400	
Quarry Tile	45%	0-2	\$18,900	2036	* *	5	\$9,400	
,		issing Elem 1 : Boiler A	nents, Extent : Light rea	, Area Ą	ffected : 10%		·	
Vinyl Tile	10%			2036	* *	3	\$1,000	
Interior Walls								
Gypsum Board	15%			LIFE	* *	5	\$1,400	
Masonry: Brick	75%	0-2	\$46,100	LIFE	* *			
	Vertical C	racks, Exte	nt : Light, Area Affo	ected : 5	%			
	Location	n : Basemen	nt					
Plaster	10%			LIFE	* *	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	15%			2044	* *	5	\$4,200	
Exposed Struc: Concrete	65%			LIFE	* *	5	\$2,800	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$1,700	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	15%			2036	* *			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Loading	Dock					
	Explana	tion : Load	ing Dock Platform					
No Component	85%							

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%	2041	* *	5	\$100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Mechanical Chiller Room	st Floor						
	Explanation: Two 2,000 Ampere Main	n Disconn	ect Switches					
Fused Disc Sw	30%	2041	* *	5				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Boiler Room Basement							
	Explanation: One 4,000 Ampere Main Disconnect Switch							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost cs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Transformers							
Dry Type	100%		2044	* *	5	\$100	
		n, Extent : Light, Area	Affected	: 100%			
	Location : Elect						
	Explanation : C	ne 500 Kilovolt-amper	re 480 Hı	v-208/120lv			
Switchgear / Switchboard							
Fused Disc Sw	30%		2041	* *	5		
Fused Disc Sw	50%		2041	* *	5		
Molded Case Bkrs	20%		2041	* *	5	\$100	
Raceway							
Conduit	60%		2031	\$481,900	1		
Conduit	30%		2041	* *	1		
Conduit	10%		2051	* *	1		
Panelboards							
Fused Disc Sw	5%		2039	* *	5		
Fused Disc Sw	5%		2039	* *	5		
Molded Case Bkrs	70%		2030	\$68,400	5	\$400	
Molded Case Bkrs	20%		2039	* *	5	\$100	
Wiring							
Braided Cloth	60% 2-4	\$33,000	2056	* *	1		
	Insulation Aged, Location : Base	Extent : Moderate, Are ment	a Affecte	ed : 100%			
Thermoplastic	30%		2041	* *	1		
Thermoplastic	10%		2051	* *	1		
Motor Controllers							
Locally Mounted	15%		2029	\$5,400	5		
Motor Control Center	50%		2036	* *	5	\$300	
Motor Control Center	30%		2036	* *	5	\$200	
Variable Frequency	5%		2044	* *			
Drive							
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
tand-by Power							
Transfer Switches							
Automatic	100%		2036	* *	1	\$6,100	
Generators							
Diesel	100%		2034	\$82,400	1	\$7,600	
	Other Observatio Location : Base	n, Extent : Light, Area ment	Affected	: 100%			
	Explanation : To Building.	wo 375 Kilowatt Gener	rators, O	ne Generator Supp	lies The	Pavilion	
Batteries							
Lead/Acid	100%		2025	\$2,500	5	\$700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	100%	2047	**	5		
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement	11 T I				
* 1.1 <u>2</u> *	Explanation: Two 330 Ga	tion Tanks				
Lighting Interior Lighting						
Fluorescent	78%	2031	\$270,500	10	\$14,100	
Tuorescent	Other Observation, Extent :		•	10	\$17,100	
	Location: Throughout The	0	100/0			
	Explanation: T-8 Lamps	8				
Fluorescent	20%	2036	* *	10	\$3,600	
Tradrescent	T-8 Lamps And Fixtures, Ex		Affected: 100%	10	Ψ5,000	
	Location : Throughout The		33			
LED	2%	2039	* *			
Egress Lighting						
Emergency, Service	55%	2031	\$6,800	1		
Emergency, Battery	5%	2031	\$1,700	10	\$200	
Exit, LED	30%	2046	* *	1		
Exit, Service	10%	2031	\$900	1		
Exterior Lighting						
LED	100%	2039	* *			
Lightning Protection						
Arresters/Cabling	1000/	2024	#20.500	_	\$500	
Generic	100%	2034	\$20,500	5	\$500	
	Other Observation, Extent:	Ligni, Area Affectea	100%			
	Location: Roof	notantian Is Duanidad	On Chiman			
A 1	Explanation: Lightning P.	rotection is Provided	On Chimney			
Alarm Security System						
Generic	100%	2039	* *	1	\$7,400	
Generie			: 100%		Ψ1,100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building					
	Explanation : CCTV Came	-				
Fire/Smoke Detection	^					
No Component	20%					
Generic, Digital	80%	2036	* *	1-3	\$9,700	

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2041	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%		\$8,800	2029	\$175,600	1	\$17,600	
		-	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location		-					
			xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Power Plant					
	Explanati	ion : 3 Uni	its Providing Steam	To The	Adjacent Buildings			
Distribution								
Central Plant Steam	100%			2041	* *	4	\$1,500	
Piping/Pmp								
Terminal Devices								
Convector/Radiator	80%			2036	* *	1	\$5,100	
Unit Heater - Steam	20%			2026	\$22,900	4	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2034	\$4,100	1	\$200	
	R-134a Ref	rigerant, i	Extent : Light, Area	Affected				
	Location	: 1st Floor	r Mechanical Roon	ı				
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 1%			
			Air Conditioning					
			-		Adjacent Buildings			
Split Unit		Now	\$9,600	2041	**			
			re, Area Affected :					
			or Boiler Engineer'.		Room			
337' 1 /337 11 T I '.		. 21111 100	Botter Engineer			1		
Window/Wall Unit	5%			2025	\$3,800	1		
No Component	92%							
Distribution	20/			20.55	ماء ماء	_		
CW & CHW Wtr	2%			2057	* *	4		
Pipe/Pump	000/							
No Component	98%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	* *	1	\$300	
No Component	95%							
Heat Rejection								
Water Cooling Tower	100%	2-4	\$400	2029	\$8,100	2	\$15,900	
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location .	-						
	Explanati	ion : Cooli	ng Tower Fan Mal	fuctionin	g			
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,200	
No Component	80%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 995

Mechanical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Roof	5%		2031	\$2,000	2		
Wall Unit	50% Nov	. ,	2041	**	2	\$200	
	v	Extent : Severe, Area A Floor Power Plant	ffected : .	20%			
No Component	45%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2041	* *	1		
Galvanized Steel	80%		2029	\$205,700	1		
HW Heat Exchanger							
Steam Fired	100%		2041	* *	4	\$2,900	
		on, Extent : Light, Area	Affected	: 100%			
	Location: 2nd	Floor Of Power Plant					
	Explanation : F	Provides Hot Water To 2	1djacent	Buildings			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2031	\$4,000	4	\$400	
Backflow Preventer							
Generic	100%		2036	* *	1	\$1,200	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2041	* *	1-5	\$9,900	
Sprinkler							
Generic	100%		2041	* *	1-2	\$5,500	
Fire Pump							
Generic	100%		2034	\$19,200	1	\$3,700	
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: 1st I	Floor					
	Explanation : A	lso Services The Adjac	ent Build	lings			

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 05-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 6858 Lot : 1 BIN : 4442431

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,400,500	\$353,300
Interior Architecture		\$504,100
Electrical	\$211,700	\$1,272,400
Mechanical	\$408,500	\$380,100
Site Pavements		\$271,400
Total	\$2,020,700	\$2,781,300
Importance Code A	\$1,400,500	\$486,300
Importance Code B	\$620,200	\$2,023,600
Importance Code C		\$271,400
Total	\$2,020,700	\$2,781,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$64,900			
Interior Architecture	\$21,500	\$4,000		\$500
Electrical	\$42,500	\$18,300	\$6,700	\$6,000
Mechanical	\$41,400	\$9,900	\$5,000	\$2,500
Site Enclosure	\$3,400			
Site Pavements	\$13,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$191,300	\$36,200	\$15,700	\$13,000
Importance Code A	\$64,900	\$600		
Importance Code B	\$111,600	\$35,500	\$15,700	\$13,000
Importance Code C	\$14,700			
Total	\$191,300	\$36,200	\$15,700	\$13,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	5% Now \$42,900 Cracking/Crumbling, Extent: Severe, A Location: Canopy At South Entrance		5	\$17,500	1
Masonry: Brick	90% Now \$531,200 Cracking/Crumbling, Extent: Moderat Location: Throughout Diagonal Cracks, Extent: Moderate, A Location: Throughout		5	\$63,100	
	Misaligned/Bulging, Extent: Light, Are Location: Throughout	ea Affected : 15%			
Masonry: Limestone	2%	LIFE **	5	\$1,100	
Metal Coiling Doors	3%	2029 \$229,700	5	\$6,600	
Windows					
Steel	100% Now \$446,500 Corrosion/Rusting, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderat Location: Throughout		5	\$60,500	
Parapets					
Masonry: Brick	95% Now \$16,200 Diagonal Cracks, Extent: Severe, Area Location: North Facade Horizontal Cracks, Extent: Moderate, Location: Throughout Joint Mortar Miss/Erod, Extent: Mode Location: Throughout Misaligned/Bulging, Extent: Moderate Location: Throughout	Area Affected : 10% rate, Area Affected : 50% , Area Affected : 20%	5	\$600	
Masonry: Limestone	5% Now \$400 Caulking Deteriorated, Extent: Modera Location: Coping Throughout	LIFE ** ate, Area Affected : 60%	5		
Roof Built-Up (BUR)	100% Now \$422,700 Blisters, Extent : Moderate, Area Affect Location : Throughout	2041 ** ted : 35%			
Soffits Cast in Place Concrete	100% Now \$5,400 Cracking/Crumbling, Extent: Moderate Location: South Facade	LIFE ** e, Area Affected : 10%	5	\$4,500	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors						_		
Cast in Place Concrete	75%		#21 000	LIFE	* *	5	\$132,000	
Cast in Place Concrete		Now	\$21,000	LIFE		5	\$26,400	
	Location	ı : First And	Extent : Moderate d Third Floors		Јестеа : 10%			
Ceramic Tile	5%			2034	\$232,000	5	\$4,000	
Vinyl Tile	5%			2031	\$113,700	3	\$2,000	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$8,500	
Gypsum Board	20%			LIFE	* *	5	\$8,500	
Plaster	10%			LIFE	* *	5	\$2,100	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings	100/			• • • •	di di	_	40.000	
AcousTileSusp.Lay-In	10%			2036	* *	5	\$8,000	
Exposed Struc: Concrete				LIFE	* *	5	\$10,700	
Plaster	5%			LIFE	* *	5	\$2,500	
Site Enclosure Fence/Gates								
Chain Link	20%	2-4	\$1,100	2041	* *			
Chain Link	Corrosion		xtent : Light, Area		: 100%			
Iron Picket	80%			2066	* *			
Retaining Walls								
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : North Fo	\$2,300 Extent : Light, Are acade	2051 ea Affecte	* * ed : 10%			
No Component	75%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	Location	servation, E 1 : West And	xtent : N/A, Area A North Facades al New Installation		* * 80%			
On-Site Walkways								
Cast in Place Concrete	Cracking/	Now Crumbling, 1: North Fo	\$100 Extent : Moderate acade	2036 , Area Aj	* * ffected : 10%			
No Component	80%							
Parking/Driveway								
Asphalt	Cracking/		\$13,600 Extent : Light, Are Lot And Driveway	2034 ea Affecte	\$271,400 ed: 25%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Location: Electric	cal Room			5	\$1,300	
Cresital again / Cresital hagand	Explanation: One	400 Ampere Main I	Isconne	ct Switch			
Switchgear / Switchboard Molded Case Bkrs	100%		2031	\$133,000	5	\$1,300	
Raceway	(00/		2021	¢27,000	1		
Conduit Conduit	60% 40%		2031 2041	\$36,900	1		
Panelboards	40%		2041		1		
Fused Disc Sw	10%		2030	\$6,100	5	\$100	
Molded Case Bkrs	90%		2030	\$55,100	5	\$1,200	
Wiring	9070		2030	\$55,100		\$1,200	
Braided Cloth	80% 2-4 Insulation Aged, Ext Location : Through		2056 a Affecte	* * d : 100%	1		
Thermoplastic	20%		2031	\$17,900	1		
Motor Controllers				\$17,500			
Locally Mounted	100%		2029	\$151,500	5	\$300	
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$700	
Stand-by Power							
Transfer Switches Automatic	100% Other Observation, Location: Electric Explanation: 200				1 n	\$15,200	
Generators	-	-					
Diesel	100% Other Observation, Location: Exterior Explanation: Port				1	\$19,100	
Lighting							
Interior Lighting Fluorescent	85%		2031	\$651,900	10	\$38,400	
	Other Observation, Location: Through Explanation: T-8 I	hout The Building	Affected				
Fluorescent	10%		2039	* *	10	\$4,500	
LED	5%		2039	* *			
Egress Lighting			_				
Emergency, Service	50%		2031	\$15,500	1		
Exit, Service	50%		2026	\$10,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Electrical	Cı	ırrent Repair	Futui	re Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	90%		2026	\$211,700	10	\$100	
LED	10%		2039	* *			
Alarm							
Security System							
No Component	80%						
Generic	20%		2036	* *	1	\$3,700	
Fire/Smoke Detection							
No Component	20%						
Generic, Analog	80%		2036	* *	1-3	\$24,300	

Mechanical	Curre	Current Repair		e Replacement	М	aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost cs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP	100%		2034	\$30,300	5	\$2,900		
Steam	0.1 01	F	1.00	1000/				
		n, Extent : Light, Area	Affected	: 100%				
	Location : Base							
	Explanation : N	o Pressure Reducing V	alve, Loi	w Pressure Steam I	From E B	Puilding		
Distribution								
Steam Piping/Pump	100%		2041	* *				
Terminal Devices								
Convector/Radiator	30%		2036	* *	1	\$4,800		
Unit Heater - Steam	70%		2031	\$200,500	4	\$3,200		
Air Conditioning								
Energy Source								
Electricity	100%		2039	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	15%		2026	\$82,900	2	\$500		
Cooling								
	, ,	Extent : Light, Area A	ffected :	10%				
	Location: Roof							
Split Unit	15%		2031	\$179,600				
Window/Wall Unit	20%		2025	\$38,200	1			
No Component	50%							
Heat Rejection								
Dry Cooler	2%		2036	* *	2	\$700		
-	Other Observation, Extent : Light, Area Affected : 1%							
	Location: Outa	oor Ground Floor						
	Explanation: R	eplaced Abandoned In	Place In	door Cooling Tow	er			
No Component	98%							
Ventilation								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 998

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$1,400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2041	* *	1		
Galvanized Steel	80%			2036	* *	1		
Water Heater With Tanks								
Solar	100%			2026	\$325,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	i : Basemer	nt To 3rd Floor					
	Explana	tion : 1 Uni	it					
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$24,900	
Sprinkler								
Generic	100%			2041	* *	1-2	\$13,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 163,840 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,Ph

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$2,515,300
Interior Architecture	\$90,800	\$9,463,100
Electrical	\$148,800	\$2,984,000
Mechanical	\$4,082,000	\$2,958,200
Site Pavements	\$112,600	
Total	\$4,434,100	\$17,920,600
Importance Code A		\$2,769,700
Importance Code B	\$4,321,600	\$15,088,400
Importance Code C	\$112,600	\$62,500
Total	\$4,434,100	\$17,920,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$94,200		\$13,800	_
Interior Architecture	\$97,900	\$26,800		\$33,700
Electrical	\$19,300	\$24,900	\$19,900	\$18,100
Mechanical	\$81,400	\$50,000	\$85,100	\$52,700
Site Enclosure	\$6,100			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$318,600	\$121,400	\$138,400	\$124,300
Importance Code A	\$94,200	\$4,900	\$15,900	
Importance Code B	\$224,400	\$108,200	\$122,500	\$124,300
Importance Code C		\$8,400		
Total	\$318,600	\$121,400	\$138,400	\$124,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	10% No	. ,	LIFE	* *	5	\$66,000	
	-	Elements, Extent : Mod	lerate, Are	ea Affected : 2%			
	Location : Lo	ading Docks					
Masonry: Brick Cavity	85%		LIFE	* *	5	\$112,300	
Window Wall	5%		2052	* *	5	\$24,800	
Windows							
Aluminum	100%		2040	* *	5	\$53,000	
Parapets					_	00000	
Cast in Place Concrete	65%		LIFE	* *	5	\$96,000	
Masonry: Brick Cavity	15%		LIFE	* *	5	\$2,100	
Metal Panel	5%		2052	* *	5	\$2,800	
Metal Rail	15%		2045	* *	5-10	\$38,800	
Roof	50/		2022	Φ 5.4.7 00	1.0	#4.200	
Built-Up (BUR)	5%	D:	2032	\$54,700	10	\$4,200	
		Disp, Extent : Light, Are	a Affectea	t : 10%			
		ading Dock Roof					
IRMA/Protected	95%		2032	\$2,106,600	10	\$79,700	
Membrane	ъ . ъ . т.	7.11 . F	1.00	1 150/			
	-	Evident, Extent : N/A, Ar	ea Affecte	ed: 15%			
~ 00	Location : Vai	rious Locations					
Soffits	400/		2052	* *	5 10		
Metal Panel	40%	: F N/A A	2052		5-10		
		ion, Extent : N/A, Area A uth Side Of Building	Ајјестеа :	100%			
G. G.		Freestanding Canopies	2027	* *			
Stucco Cement	60%		2037	* *	5		
Interior							
Floors	100/		2021	¢404.000	2	¢40,000	
Carpet	10%		2031	\$484,800 * *	3	\$49,000	
Cast in Place Concrete	10%		LIFE	* *	5	\$53,600	
Ceramic Tile	5%		2041	* *	5	\$12,300	
Panel/Paver: Cer/Brk	5%	¢20,200	2048	* *	5	\$27,600	
Quarry Tile	5% No	ow \$20,200 bling, Extent : Moderate	2045		5	\$9,200	
	Location : Kit	-	г, ягеи ау	ieciea . 576			
T. 1.00'			2025	* *		Ф22.000	
Vinyl Tile	25% No		2037		3	\$23,000	
		bling, Extent : Moderate		iectea : 2%			
		sement Rooms B-23 And					
Vinyl Tile 9" X 9"	40%		2032	\$8,768,000	3	\$36,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$16,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$13,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	62%			LIFE	* *	5	\$62,500	
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	3%			LIFE	* *	5	\$40,300	
Ceilings								
AcousTileConcealSpLn	10%			2030	\$441,100	5	\$30,700	
AcousTileSusp.Lay-In	10%			2045	* *	5	\$24,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$3,800	
Metal Panel	20%	4+	\$90,800	LIFE	* *	5	\$61,300	
	Deformed	/Dented, Ex	tent : Moderate, A	rea Affec	ted : 20%		•	
	Location	ı : 5th Floo	r Corridors					
Plaster	50%			LIFE	* *	5	\$76,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
			xtent : N/A, Area A	ffected :	100%			
	Location	ı : Loading	Dock Area					
	Explana	tion : Insta	lled Above Retainin	ig Walls				
Retaining Walls								
Cast in Place Concrete		Now	\$6,100	2067	* *			
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	cted : 2%			
	Location	ı : Loading	Dock Area					
	Explana	tion : Deter	riorated Expansion	Joints				
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	Now	\$112,600	2035	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
	Location	i : North Pa	ırking Area					

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	\$254,400	5	\$4,300	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disconnec	t Switch	Rated At 2,000 Am	peres.		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Electrical	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Transformers						
Liquid Filled	100%	2030	\$29,900	5	\$1,000	
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location : Outside					
	Explanation : No Available Nameple	ate Ratings				
Switchgear / Switchboard	1000/		0.7.1.1 00	_	4000	
Air Circuit Breaker	100%	2032	\$254,400	5	\$900	
Raceway	000/	2022	#220 500			
Conduit	90%	2032	\$229,700	1		
Conduit	10%	2042	* *	1		
Panelboards	50/	20.40	* *	_	#200	
Fused Disc Sw	5%	2040		5	\$200	
Molded Case Bkrs	90%	2031	\$200,800	5	\$3,900	
Molded Case Bkrs	5%	2040		5	\$200	
Wiring Thermoplastic	90%	2032	\$245 100	1		
Thermoplastic	10%	2032	\$345,100	1 1		
Motor Controllers	1070	2042		1		
Locally Mounted	15%	2037	* *	5	\$200	
Locally Mounted	85%	2037	\$478,500	5	\$200 \$900	
Ground	8370	2030	\$476,300		\$300	
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$2,400	
Generie	Other Observation, Extent : N/A, Area		100%	J	Ψ2,100	
	Location : Basement	5,5				
	Explanation: Connected To Metal V	Vater Pipe				
Stand-by Power	· · · · · · · · · · · · · · · · · · ·	<i>T</i>				
Transfer Switches						
Automatic	100%	2045	* *	1	\$50,400	
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Emergency Electrical Ro	om				
	Explanation: Two 100 Ampere And	One 600 A	mpere			
Generators						
Diesel	100%	2041	* *	1	\$63,500	
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location : Outside					
	Explanation : Emergency Generator	r Rated At 3	500 Kilowatts			
Batteries						
Lead/Acid	100%	2026	\$2,700	5	\$6,100	
Fuel Storage						
Day Tank	100%	2048	**	5		
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location: Outside	•,				
Lighting	Explanation: 300 Gallons Rated Co	ipacity				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2037	**	10	\$7,500	
	Compact Fluorescent Light, Extent : Lig Location : Lobby	ght, Area A	ffected : 100%			
Fluorescent	50%	2037	* *	10	\$75,100	
	T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	, Area Affec	eted : 100%			
Fluorescent	35%	2032	\$975,200	10	\$52,600	
	T-12 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	lerate, Area	Affected : 100%			
Fluorescent	3%	2037	* *	10	\$4,500	
	T-5 Lamps And Fixtures, Extent : Light, Location : Lobby	, Area Affec	eted : 100%			
Incandescent	2%	2027	\$61,600	2	\$100	
LED	5%	2037	* *			
	Other Observation, Extent: N/A, Area	Affected : 1	00%			
	Location: Mechanical Rooms					
	Explanation : LED Lights Observed					
Egress Lighting	200/	2022	#22 (00			
Emergency, Service	20%	2032	\$22,600 * *	1		
Emergency, Service	30%	2037	* *	1		
Exit, LED	20%	2060		1		
Exit, Service	30%	2032	\$23,700	1		
Exterior Lighting HID	20%	2032	\$170,900	10	\$100	
ШЬ	Other Observation, Extent: N/A, Area A			10	\$100	
	Location: Outside	aggettea . 1	0070			
	Explanation: 6 HID Light Fixtures C	ontrolled B	Ry Photo Cells			
No Component	80%		<i>y 1 11010 Cells</i>			
Alarm	0070					
Security System						
No Component	50%					
Generic	50%	2037	* *	1	\$30,600	
	Other Observation, Extent: N/A, Area		00%		, , , , , , ,	
	Location : Hallways And Outside					
	Explanation: CCTV Surveillance Car	meras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$31,200	
	Other Observation, Extent: N/A, Area	Affected : 1	00%			
	Location: Throughout The Building					
	Explanation: Smoke Detectors, Alarn	n Bells, Ho	rns, Manual Pull	Stations	Strobe Lights	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2052	* *	1		
	Other Observation, E Location: Building Explanation: From	15	ffected :	100%			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2041	* *	5	\$9,700	
Distribution							
Steam Piping/Pump	100%		2042	* *			
Terminal Devices Air Handler	50%		2027	\$1,723,000	1	\$50,700	
Fan Coil Unit/Heat	50% Other Observation, E	Sytant : N/A Arag A	2027	\$2,270,100	1	\$26,500	
	Location : Through		уестей.	100/0			
	Explanation : Dual		tion Uni	ts Observed			
Air Conditioning	Zuprumum : Z mur	10					
Energy Source Plant Campus Steam /	90%		2052	* *	1		
PRV Electricity	10%		2048	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	80%		2035	* *	1	\$141,800	
	Other Observation, E Location: Basemen	t Pit					
	Explanation: 2 Stee	am Driven Absorpt					
Ext Pkg Unit - Heating/Cooling	10%		2037	**	2	\$1,000	
Split Unit	10%		2032	\$434,800			
Distribution CW & CHW Wtr Pipe/Pump	100%		2042	* *	4	\$12,100	
Terminal Devices Induction Unit	100%		2032	\$989,200	1	\$52,900	
Heat Rejection Water Cooling Tower	100%	Satout N/A Auga A	2033	\$925,000	2	\$164,900	
	Other Observation, E Location: Roof Explanation: 1 Uni		ујестеа :	100/0			
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$91,400	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1001

Mechanical	Current F	Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Ventilation									
Exhaust Fans									
Interior	75%		2032	\$609,100	2	\$3,800			
Roof	25% 0-2	\$88,800	2042	* *	2	\$1,000			
	Malfunctioning, Exter								
	Location: Roof Uni	ts Require Frequer	nt Repair	Due To Age And C	Condition	!			
	On Extended Life, Ex	tent : Moderate, Ar	rea Affect	ed : 100%					
	Location: Roof								
lumbing									
H/C Water Piping									
Galvanized Steel	100%		2037	* *	1				
Water Heater With Tanks	100,0								
Electric	90%		2030	\$23,800	4				
Licetife	Other Observation, E	rtent · N/A Area A			-				
	Location : Basemen		усски.	10070					
	Explanation: 3 Uni	IS							
Electric	10%		2030	\$2,600	4				
	Other Observation, E.			100%					
	Location: 6th Floor	r Mechanical Roon	n						
	Explanation: 1 Uni	t							
HW Heat Exchanger									
Steam Fired	100%		2052	* *	4	\$16,200			
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)									
Non-Submersible	100%		2032	\$36,700	4	\$3,500			
Sewage Ejector(s)				+,		+-)			
Compressed Air	100%		2042	* *	4	\$2,500			
Fixtures	10070		2072			Ψ2,500			
Generic	100%								
	10070								
Vertical Transport									
Elevators	1000/		LIEE	* *					
Geared Traction	100%		LIFE						
	Other Observation, E		ffectea :	100%					
	Location : Basemen								
	Explanation : 4 Uni	ts							
ire Suppression									
Standpipe									
No Component	15%								
Generic	85% Now	\$14,300	2042	* *	1-5	\$49,400			
	Leak Evident, Extent	: Moderate, Area A	Iffected :	5%					
	Location: Basemen	t							
Sprinkler									
Generic	100%		2042	* *	1-2	\$45,900			
	No Backflow Prevente	or Extent : Light		stad · 100%	-				
	NO DUCKNOW I TEVENIE	ει, Ελιεπι . Εινπι. 🖰	ireu Aiiei	ieu . 100/0					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING

Asset #: 1001

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Fire Pump							
Generic	100%		2035	* *	1	\$30,600	
Chemical System							
No Component	90%						
Generic	10%		2027	\$1,800	1-3	\$7,400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,695,500	\$71,700
Interior Architecture	\$885,100	\$1,121,100
Electrical	\$659,500	\$209,800
Mechanical	\$252,200	\$1,181,000
Site Pavements	\$251,700	
Total	\$3,744,000	\$2,583,600
Importance Code A	\$1,695,500	\$71,700
Importance Code B	\$1,289,500	\$2,421,300
Importance Code C	\$759,000	\$90,600
Total	\$3,744,000	\$2,583,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,000	\$400	\$6,200	
Interior Architecture	\$118,700	\$2,100		\$347,400
Electrical	\$31,600	\$600	\$138,900	\$200
Mechanical	\$3,100	\$1,900	\$10,300	\$1,900
Site Enclosure	\$1,900			
Site Pavements	\$33,300			
Total	\$199,600	\$5,000	\$155,400	\$349,500
Importance Code A	\$12,100	\$400	\$6,600	
importante court in	\$12,100	ΨΤΟΟ	\$0,000	
Importance Code B	\$12,100 \$154,200	\$4,700	\$148,700	\$349,500
1	. ,	·		\$349,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Current Repair	Future Replacement	М		
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
Location: Over Main Entrance Cracking/Crumbling, Extent: Moderate Location: Over Main Entrance Joint Mortar Miss/Erod, Extent: Moder	erate, Area Affected : 15% c, Area Affected : 30% rate, Area Affected : 25%	5	\$26,400	
Location: At 1st And 2nd Floor Windo	ow Sills			
3% 7% Now \$151,500	2052 **	10	\$1,900	
Location : Courtyard Deteriorated Finish, Extent : Moderate, Location : Courtyard	Area Affected : 50%			
Location: Courtyard Cracking/Crumbling, Extent: Moderate Location: Various Locations Through Staining/Discoloring, Extent: Moderate Location: Courtyard Water Penetration, Extent: Moderate, A	erate, Area Affected : 20% c, Area Affected : 25% out c, Area Affected : 50% Area Affected : 50%	3	\$71,700	
Location : Perimeter Walls				
Explanation : Steet Framea Bullating V	run 1erra Cotta Injili			
	Affected: 50%		\$700	
Location: Throughout Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout Dry Rot/Decay, Extent: Moderate, Area Location: Throughout	erate, Area Affected : 20% ate, Area Affected : 20% a Affected : 50%	5	\$31,800	
	5% Now \$150,100 Broken/Missing Elements, Extent: Moderate Location: Over Main Entrance Cracking/Crumbling, Extent: Moderate Location: At 1st And 2nd Floor Windom 3% The Now \$151,500 Deformed/Dented, Extent: Moderate, Accation: Courtyard Deteriorated Finish, Extent: Moderate Location: Courtyard Staining/Discoloring, Extent: Moderate Location: Courtyard Staining/Discoloring, Extent: Moderate Location: Courtyard Staining/Crumbling, Extent: Moderate Location: Courtyard Cracking/Crumbling, Extent: Moderate Location: Courtyard Water Penetration, Extent: Moderate Location: Various Locations Through Other Observation, Extent: Moderate, A Location: Various Locations Through Other Observation, Extent: N/A, Area A Location: Perimeter Walls Explanation: Steel Framed Building in 10% Air Infiltration, Extent: Moderate, Area Location: Connector Tunnel At South 90% Now \$171,200 Broken/Missing Elements, Extent: Moderate Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moderate, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moderate, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moderate, Area Location: Throughout Thermally Inefficient, Extent: Moderate, Area Location: Throughout	Solution Solution	Soft Fail Date Estimated Cost FY Estimated Cost Cycle Total Soft Cycars	Solution Solution Steel Stimated Cost Stimated Cost

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Architecture	Current	Current Repair Future Replacement		e Replacement	nt Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets							
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling Location: Interior		LIFE , Area Aj	* * fected : 50%	5	\$8,200	
Copper/Terne	Staining/Discoloring	Locations Through	out e, Area Aj		5	\$11,600	
Metal Panel	30%		2042	* *	5	\$12,300	
Stucco Cement	15% Now	\$11,000	2037	* *	5	\$2,100	
	Broken/Missing Elen Location: Courtyd Cracking/Crumbling Location: Courtyd Water Penetration, I Location: Various	urd 3, Extent : Moderate urd	, Area Aj Irea Affe	ffected : 15%			
Roof							
Built-Up (BUR)	Miss/Damaged Flas Location : Over St Worn/Eroded, Exten	orage Area And Off hings, Extent : Mod orage Area And Off	ices erate, Ar ices Affected :	ea Affected : 25%			
Clay Tile	45% Now Broken/Missing Eler		2042 erate, Ar	* * ea Affected : 10%			
	Location : Through Cracking/Crumbling Location : Through	g, Extent : Moderate	, Area Aj	ffected : 20%			
Modified Bitumen	35% Now Alligatoring, Extent Location: Over St Blisters, Extent: Mo Location: Over St Worn/Eroded, Exten Location: Over St	orage Area oderate, Area Affecto orage Area t : Moderate, Area A	ed : 25%				
Skylight, Metal/Glass	10% Now Corrosion/Rusting, I Location: Over St Glazing Broken/Cra Location: Over St Water Penetration, I Location: Courty	orage Area cked, Extent : Mode orage Area Extent : Moderate, A	rate, Are	a Affected : 20%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	25% Now	\$67,800	2028	\$338,800	3	\$25,700	
	Worn/Eroded, Extent Location: Various			13%			
	Wrinkling, Extent: N	_		ó			
	Location : First Flo						
Ceramic Tile	5% Now	\$21,600	2035	* *	5	\$1,700	
	Cracking/Crumbling						
	Location : Restroom						
	Misaligned/Bulging, Location: Restroom						
Onamy Tile	10% Now	\$56,400		**	5	\$5,100	
Quarry Tile	10% Now Cracking/Crumbling		2037 Area Affe		3	\$3,100	
	Location : South C		, 111 001 11/1/0	2070			
	Worn/Eroded, Extent	: Moderate, Area A	Affected : 2	20%			
	Location: South C	orridor					
Sheet Vinyl/Rubber	10% Now	\$50,100	2032	\$501,300	5	\$5,100	
	Seams Open/Split, E.		rea Affecte	ed : 10%			
T	Location : Corrido		LIDE	* *		Ф12 400	
Terrazzo	25% 4+ Cracking/Crumbling	\$89,600	LIFE		5	\$13,400	
	Location: Ground		, ягеи лује	естей . 1570			
Vinyl Tile	25%		2032	\$529,200	3	\$6,400	
Interior Walls				\$\tau \tau \tau \tau \tau \tau \tau \tau 		\$0,.00	
Cast in Place Concrete	10% Now	\$192,500	LIFE	* *			
	Spalling, Extent : Mo	**					
	Location : First Flo						
Ceramic Tile	10% Now	\$139,300	2035	**	5	\$5,700	
	Broken/Missing Elen Location : Ground			a Affected : 30%			
Class C'as la Dans		rioor Corridors, K		* *		£2.500	
Glass: Single Pane Plaster	3% 57% Now	\$175,500	LIFE LIFE	* *	5 5	\$2,500 \$19,400	
1 145101	Cracking/Crumbling	•		ected : 25%	5	φ12, 4 00	
	Location : South C				ces		
	Water Penetration, E	Extent : Moderate, A	lrea Affect	ed : 25%			
	Location : South C	orridor And Tunnel	Under Ad	lministration Offic	ces		
Wood	20%		LIFE	* *	5	\$90,600	

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HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset #: 977

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	100/	3.7	\$6.400	2025	* *	_	#2 100	
AcousTileSusp.Lay-In		Now	\$6,400	2037		5	\$3,400	
		_	ents, Extent : Mode		ea Affectea : 15%			
			de Offices And Cor	ridor				
Exposed Struc: Concrete	e 10%	0-2	\$23,000	LIFE	* *	5	\$1,100	
			derate, Area Affect					
	Location	: First Flo	oor Tunnel Area At	Shops Ar	ıd South Service Tı	ınnel		
Glass: Susp Panels	2%			LIFE	* *			
Plaster	78%	0-2	\$181,800	LIFE	* *	5	\$33,400	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%		•	
	Location	: Second I	Floor, Various Loca	tions Th	roughout			
	Paint Pee	ling, Exteni	: Moderate, Area	Affected .	: 25%			
	Location	: 2nd Floo	or Offices					
	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	20%			
			Floor Corridors An			ı		
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$1,900	2052	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
			Area On North Side					
Site Pavements				-				
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$33,300	2045	* *			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
		ı : Courtyai						
		-	Extent : Moderate	, Area Ai	ffected : 10%			
	_	ı : Courtyai		, ,,	,			
Parking/Driveway								
Asphalt	100%			2028	\$251,700			

lectrical	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	* *	5	\$1,000	
	Other Observation, Extent: N/A,	Area Affected : 10	0%			
	Location : Electrical Room					
	Explanation : Main Service Dis	connect Switch Ra	ted At 3,000 Am	peres.		
Transformers						
Liquid Filled	100%	2037	* *	5	\$200	
•	Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Outside					
	Explanation : No Available Nar	neplate Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Electrical	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	20%		2042	* *	1		
Conduit	80%		2032	\$61,900	1		
Panelboards				4 - 3			
Fused Disc Sw	10%		2031	\$8,900	5	\$100	
Molded Case Bkrs	80%		2031	\$71,400	5	\$800	
Molded Case Bkrs	10%		2040	* *	5	\$100	
Wiring							
Braided Cloth	30% 0-2	\$31,300	2057	* *	1		
	Insulation Aged, Exten	t : Severe, Area A	ffected :	100%			
	Location : Throughou	ut The Building					
Thermoplastic	30%		2042	* *	1		
Thermoplastic	40%		2032	\$41,800	1		
Lighting				•			
Interior Lighting							
Fluorescent	5%		2032	\$34,700	10	\$1,700	
	Compact Fluorescent I	Light, Extent : Lig	ht, Area	Affected : 100%			
	Location: Hallways	And Office					
Fluorescent	95%		2027	\$659,500	10	\$31,700	
	T-12 Lamps And Fixtur	es, Extent : Light	, Area Aj	fected : 100%			
	Location : Throughou	ut The Building					
Egress Lighting							
Emergency, Battery	50%		2027	\$34,100	10	\$4,400	
Exit, Battery	50%		2027	\$28,800	10	\$1,200	
Exterior Lighting							
Fluorescent	7%		2027	\$11,400	10	\$200	
	Compact Fluorescent I		ht, Area	Affected : 100%			
	Location : Outside Po						
	Other Observation, Ex		Affected	: 100%			
	Location : Outside Po						
	Explanation : Contro	lled Via Photocel	l				
HID	8%		2027	\$15,200	10		
	Outdr Lights On Durin Location : Outside Po	· .	t : Light,	Area Affected : 50	0%		
No Component	85%						
Alarm	03/0						
Fire/Smoke Detection							
No Component	90%						
Generic, Analog	10%		2027	\$10,500	1-3	\$2,200	
Generic, Analog	Other Observation, Ex	tent : N/A. Area A			1-5	Ψ2,200	
	Location : Hallways		,,	- ~ , ~			
	Explanation : Manua	l Pull Stations O	ılv				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 977

Machanical		Comment	Assel # . s		n Dania		aintanan-	
Mechanical		Current Repair Future Replacement		e Replacement	nt 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%)		2042	* *	1		
	Location	n : Building	xtent : Light, Area 15 New Power Plant	Affected	: 100%			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%)		2035	* *	5	\$2,200	
Distribution Steam Piping/Pump		ded Life, Ex	tent : Moderate, A nd Condensate Ret		\$325,800 ted : 100% ng Are Beyond The	ir Useful	Life Cycle Limit	
Terminal Devices Convector/Radiator		ded Life, Ex	tent : Moderate, A m Radiators Are R		\$332,700 ted : 100% peir Useful Life Cyo	1 cle Limit	\$11,800	
Air Conditioning	Locuito	n . The Sieu	m Radiators fire B	cyona 11	ien esejui zije eye	ee Bimii		
Energy Source Electricity	100%)		2040	* *	1		
Conversion Equipment Window/Wall Unit No Component	70% 30%			2027	\$107,900	1		
Ventilation Distribution								
Ductwork/Diffusers	100%)		LIFE	* *	2-5	\$20,300	
Exhaust Fans Interior No Component	80% 20%			2027	\$144,400	2	\$900	
Plumbing H/C Water Piping								
Brass/Copper	100%)		2032	\$522,500	1		
Sanitary Piping Cast Iron		ded Life, Ex	tent : Moderate, A Piping Is Beyond			1		
Storm Drain Piping Cast Iron	100% On Extend Location Other Oblination	ded Life, Ex n : Storm Pi servation, E n : Perimete	tent : Moderate, A ping Is Beyond Us extent : Light, Area er Of The Building	LIFE rea Affec eful Life Affected	* * ted : 100% Cycle Limit	1 elow Gra	ade	
Fixtures Generic Fire Suppression	100%				71: 3			

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES

Asset #: 977

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$18,400	
Sprinkler						
No Component	98%					
Generic	2%	2042	* *	1-2	\$200	
	Other Observation, Extent : N/A, Area	a Affected : 1	100%			
	Location: Carpenters Room					
	Explanation: Only In One Room					

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12 -BALLET OFFICES/ STUDIOS

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,561 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,Att

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$82,600	\$4,300
Total	\$82,600	\$4,300
Importance Code B	\$82,600	\$4,300
Total	\$82,600	\$4,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,800	\$600	\$27,700	
Interior Architecture	\$24,600		\$1,500	\$300
Electrical	\$21,200	\$100	\$14,400	\$100
Mechanical	\$1,300	\$600	\$4,800	\$600
Site Pavements	\$23,000			
Total	\$93,800	\$1,300	\$48,300	\$1,000
Importance Code A	\$24,200	\$1,000	\$28,200	\$400
Importance Code B	\$39,400	\$300	\$20,100	\$600
Importance Code C	\$30,200			
Total	\$93,800	\$1,300	\$48,300	\$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 979

chitecture	Current Repair Future Replacement Maintenance					aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•	•					
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,700	
Copper/Terne	7%		2052	* *	10	\$1,800	
	Other Observation, Ex Location: Attic	_	ffected :	100%			
	Explanation : Attic D		LIPP	* *	-	\$500	
Glazed Ceramic Panel	1% Now Cracking/Crumbling, I Location : South Wes		LIFE Area A <u>j</u>		5	\$500	
Masonry: Brick	75%		LIFE	* *	5	\$8,100	
•	Patching Evident, Exte Location : South Wes		fected :	15%		. ,	
Masonry: Limestone	7%		LIFE	* *	5	\$600	
Stucco Cement	5%		2037	* *	5	\$1,300	
Windows							
Aluminum	10%		2040	* *	5	\$200	
Glass Block	5%		LIFE	* *	5	\$100	
Metal Clad	10%		2031	\$11,700	5	\$1,100	
W. I	Other Observation, Ex Location : Attic Wind Explanation : Coppe	dows r Clad Wood				Φ. 000	
Wood	75% Now Dry Rot/Decay, Extent Location: 2nd Story Paint Peeling, Extent: Location: Exterior S	Windows - South I Moderate, Area A	East Coi	rner	5	\$6,800	
Parapets							
Masonry: Brick	45%		LIFE	* *	5	\$800	
Masonry: Limestone	40% Now	\$7,600	LIFE	* *	5	\$900	
	Joint Mortar Miss/Ero Location : East And	South Cornice					
	Staining/Discoloring, Location: Underside		ighout				
Metal Panel	5%		2042	* *	5	\$400	
Pre-Cast Concrete	10%		LIFE	* *	5	\$1,100	
Roof							
Asphalt Shingle	10%		2035	* *	10	\$100	
Copper/Terne	40%		2047	**	10	\$3,900	
Modified Bitumen	45%		2027	\$21,300	10	\$1,700	
	Deteriorated Finish, E Location : Single Sto		Area Aff 	fected : 20%			
Skylight, Metal/Glass	5%		2042	* *	10	\$600	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 979

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2031	\$13,500	3	\$1,400	
Cast in Place Concrete	15%			LIFE	* *	5	\$2,200	
Quarry Tile	20%			2037	**	5	\$2,000	
Sheet Vinyl/Rubber	5%		7 37/4 4	2032	\$25,000	5	\$500	
	Location	servation, E n : Dance S ition : None		tfected :	100%			
Terrazzo	50%	4+	\$7,100	LIFE	* *	5	\$2,700	
	_	_	Extent : Moderate resholds In Baseme	-	ffected : 10%			
Interior Walls								
Plaster		Now Crumbling,	\$7,300 Extent : Moderate	LIFE , Area A	* * ffected : 15%	5	\$1,600	
	Location	n : Basemer	nt, Second Floor O <u>j</u>	fices				
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 15%			
	Location	n : Staircase	e					
			xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	n : Second I	Floor Offices					
SGFT/Glazed Masonry	20%)		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%			2037	* *	5	\$300	
Exposed Struc: Concrete	10%)		LIFE	* *	5	\$100	
Plaster	85%		\$9,900	LIFE	* *	5	\$3,600	
	_	_	Extent : Moderate Floor Offices	, Area A	ffected : 10%			
	Water Per	netration, E.	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	n : Second I	Floor Offices					
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%)		2052	* *			
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,300	2037	* *			
	_	_	Extent : Moderate eads At North Entra	v	·	ance		
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$21,700	2037	* *			
			Extent : Moderate	, Area A	ffected : 20%			
	Location	n : South Si	de Or Rear Of Buil	ding				

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 979

Electrical		Current R	lepair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers	1000/				di di	_	4100	
Liquid Filled	Location	: Outside	xtent : N/A, Area A		* * 100% n Campus Substatio	3	\$100	
Under 600 Volts	Блринин	on . Ivame	piate 110t ristote, 1	carron	п ситриз виозии	<i></i>		
Service Equipment								
Molded Case Bkrs	Location	: Basement				5	\$100	
	Explanati	ion : Main	Service Disconnec	t Switch	Rated At 400 Amp	eres		
Switchgear / Switchboard Molded Case Bkrs	100%			2042	* *	5	\$100	
Raceway					***			
Conduit	80%			2032	\$14,500	1		
Conduit	20%			2042	* *	1		
Panelboards	200/			2021	Φ4.500	-		
Fused Disc Sw	20%			2031	\$4,500 * *	5		
Molded Case Bkrs	20%			2040		5	\$100	
Molded Case Bkrs Wiring	60%			2031	\$13,400	5	\$100	
Braided Cloth		-	\$9,400 nt : Severe, Area A out The Building	2057 ffected :	* * 100%	1		
Thermoplastic	40%			2032	\$9,400	1		
Thermoplastic	20%			2042	* *	1		
Ground Grounding Devices								
Generic		0-2 Extent : Se : Boiler Ro	\$11,600 vere, Area Affected oom	LIFE l : 100%	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	_	luorescent : Hallways	Light, Extent : Lig	2032 ht, Area	\$4,300 Affected: 100%	10	\$200	
Fluorescent		s And Fixtu : Througho	ures, Extent : Light out	2027 , Area A	\$82,600 ffected : 100%	10	\$4,000	
Egress Lighting								
Emergency, Battery	50%			2032	\$4,300	10	\$600	
Exit, Battery	50%			2032	\$3,600	10	\$200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 979

Electrical	Current Repair	Future Rep	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Fluorescent	30%	2027	\$6,100	10	\$100	
	Compact Fluorescent Light, Exten	t : Light, Area Affec	ted : 100%			
	Location : Outside					
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$3,900	1-3	\$800	
	Other Observation, Extent: N/A, A	Area Affected : 100%	6			
	Location : Hallways					
	Explanation : Manual Pull Station	ons And Alarm Bells	•			

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of 1 Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	10%			2045	* *	1	\$200	
	Location	ervation, Extent : N : Basement Level ion : Serves Ballet i		lffected :	100%			
Steam Boiler	90%			2037	* *	1	\$4,100	
	Other Obse Location	ervation, Extent : N : Boiler Room ion : 1 Gas Fired S		Iffected :	100%		* ,	
Distribution								
Hot Wtr Piping/Pump	10%			2048	* *	4		
Steam Piping/Pump	90%	Now	\$700	2042	* *			
		nt, Extent : Moderd : Pipe Just Outside			2%			
Terminal Devices								
Convector/Radiator	90%			2037	* *	1	\$1,300	
Fan Coil Unit/Heat	10%			2032	\$12,600	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	\$3,900	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 979

Mechanical		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	10%			2032	\$1,000	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$19,100	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - FY 2024 Print Date: 22-Aug-2023

: SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL **Asset Name**

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 : HISTORICAL LANDMARK DISTRICT : 24-Mar-2021 Landmark Status

Areas Surveyed : Roof, Floors 1

: 955 : 100 BIN : 5113197 Block Lot

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$692,700	\$1,401,200
Electrical		\$209,200
Mechanical		\$375,400
Total	\$692,700	\$1,985,800
Importance Code A	\$692,700	\$1,401,200
Importance Code B		\$584,600
Total	\$692,700	\$1 985 800

Total \$692,700 \$1,985,800

	\$4,600	
\$1,000	04.600	
\$3,700	\$52,900	\$4,000
\$700	\$1,500	\$700
\$5,400	\$59,000	\$4,700
	\$4,600	
\$3,400	\$18,400	\$4,100
\$300	\$14,700	\$300
\$1,700	\$20,700	\$300
	\$600	
FY 2026	FY 2027	FY 2028
	FY 2026	FY 2026 FY 2027



Maintenance \$ are aggregated over a ten-year period. Site specific 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	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls					
Cast in Place Concrete	12% Now \$40,000 Vertical Cracks, Extent: Moderate, Area Location: West And East Facades At I	Foundation	5	\$29,900	
	Worn/Eroded, Extent : Moderate, Area A Location : Cement Stucco Finish Worn				
Cast Stone/Terra Cotta	4% Now \$22,200 Cracking/Crumbling, Extent: Moderate Location: Decorative Banding - All F	**	5	\$15,600	
Glazed Ceramic Panel	1%	LIFE **	5	\$2,300	
Masonry: Brick	80% Now \$367,200 Cracking/Crumbling, Extent: Moderate Location: South Facade At Door Ope Diagonal Cracks, Extent: Moderate, An Location: South And East Corner	LIFE ** c, Area Affected : 10% nings	5	\$39,900	
	Joint Mortar Miss/Erod, Extent: Moder Location: Various Locations - All Fac Patching Evident, Extent: Light, Area A Location: West And South Facades Staining/Discoloring, Extent: Moderate Location: At Downspouts - South And Vertical Cracks, Extent: Moderate, Area Location: East Facade	eades Affected : 20% e, Area Affected : 15% I North Facades a Affected : 15%			
Pre-Cast Concrete	3% Now \$12,100 Cracking/Crumbling, Extent: Moderate Location: Window Sills Joint Mortar Miss/Erod, Extent: Moder Location: Window Sills		5	\$4,900	
Windows					
Wood	100% Now \$176,500 Air Infiltration, Extent: Moderate, Area Location: All Windows Dry Rot/Decay, Extent: Moderate, Area Location: South Facing And Trim Thr Thermally Inefficient, Extent: Moderate Location: All Windows Split/Cracked, Extent: Moderate, Area Location: South Facing And Trim Thr	a Affected : 35% coughout c, Area Affected : 100% Affected : 50%	5	\$22,600	
	On Extended Life, Extent : Moderate, An Location : All Windows	rea Affected : 100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset #: 980

Architecture	Current R	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•		•				
Parapets							
Cast Stone/Terra Cotta	90% Now	\$149,000	LIFE	* *	5	\$22,700	
	Diagonal Cracks, Ext		ea Affecto	ed : 15%			
	Location: Cornice -						
	Joint Mortar Miss/Ero		ate, Area	Affected: 20%			
	Location: Cornice -		4 4/	X . 1 500/			
	Staining/Discoloring,		e, Area Af	tected: 50%			
	Location: Cornice -		1 <i>C</i> C4	1. 200/			
	Vertical Cracks, Exter Location : Cornice -		и Ајјестеа	2: 20%			
M . 1D . 1		An Fucuues	20.42	* *		# 600	
Metal Panel	5%		2042	* *	5	\$600	
Metal Panel	5% Other Observation, E	wtant : N/A Amag A	2042		5	\$600	
	Location : Roof Gut		јјестеа .	10070			
	Explanation : Coppe						
Roof	Explanation : Coppe						
Asphalt Shingle	80% Now	\$7,200	2035	* *			
1 8	Gut/DS Non Func/Mis			Affected : 25%			
	Location : North, Ed	ast And South Faci	ing Gutter	rs			
	Loose Units, Extent:	Moderate, Area A <u>j</u>	fected : 1	5%			
	Location: Entry Pol	rtico - West Side					
Modified Bitumen	10%		2032	\$36,300	10	\$3,000	
Skylight, Metal/Glass	10%		2032	\$1,401,200	10	\$9,900	
Soffits							
Copper/Terne	50%		2052	* *	10		
Masonry: Brick	50%		LIFE	* *	5		
nterior							
Floors	20/ 37	Ø10.700	2024	#10. 7 00	2	# 000	
Carpet	2% Now	\$10,700	2034	\$10,700	3	\$800	
	Worn/Eroded, Extent . Location : Vestibule		<i>Пјестеа</i> :	100%			
		Ojj Oj Kilchen	TIPP	ala -t-		#2.00	
Cast in Place Concrete	5%	Ojj Oj Kuchen	LIFE	* *	5	\$2,900	
Ceramic Tile	5% 5%	Off Of Kilchen	2041	* *	5	\$1,300	
Ceramic Tile Panel/Paver: Cer/Brk	5% 5% 3%	Off Of Kuchen	2041 2040	* *	5 5	\$1,300 \$1,800	
Ceramic Tile Panel/Paver: Cer/Brk Quarry Tile	5% 5% 3% 15%	Ојј Ој Киснен	2041 2040 2037	* * * *	5 5 5	\$1,300 \$1,800 \$6,100	
Ceramic Tile Panel/Paver: Cer/Brk Quarry Tile Wood	5% 5% 3%	Ојј Ој Киснен	2041 2040	* *	5 5	\$1,300 \$1,800	
Ceramic Tile Panel/Paver: Cer/Brk Quarry Tile Wood Interior Walls	5% 5% 3% 15% 70%	Ојј Ој Киснен	2041 2040 2037 2047	* * * *	5 5 5 5	\$1,300 \$1,800 \$6,100 \$35,400	
Ceramic Tile Panel/Paver: Cer/Brk Quarry Tile Wood	5% 5% 3% 15%	Ојј Ој Киснен	2041 2040 2037	** **	5 5 5	\$1,300 \$1,800 \$6,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL

Asset #: 980

Architecture	Curre	nt Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings AcousTileSusp.Lay-In	5% Now Broken/Missing E Location : Men'	lements, Extent : Ligh	2045 at, Area Aj	** ffected : 10%	5	\$700	
Plaster	95% Paint Peeling, Ex Location : Kitch	tent : Light, Area Affe en	LIFE cted : 10%	**	5	\$16,000	
Site Enclosure							
Fence/Gates Aluminum Rail	50%		2037	* *	5-10	\$7,600	
	Location: South	n, Extent : N/A, Area A n Patio Area his Is Actually A Meta					
Chain Link		\$3,400 Elements, Extent : Mod heast Side Of Building		* * ea Affected : 10%			
Retaining Walls Cast in Place Concrete	100% Now	\$3,500 ing, Extent : Moderat	2052	* * fected : 20%			
Site Pavements							
On-Site Walkways Asphalt	10% Now Cracking/Crumbl Location : West	ing, Extent : Moderat	2041 e, Area А <u>ј</u>	* * Fected : 25%			
Cast in Place Concrete	0	\$16,500 ing, Extent : Moderat Stair Cheek Walls	2037 e, Area A <u>j</u>	* * Fected : 5%			
Parking/Driveway Asphalt	100% 0-2 Cracking/Crumbl Location : West	\$4,900 ing, Extent : Moderat Entry Area	2041 e, Area A <u>f</u>	* * Fected : 5%			

lectrical	Current Repair	Futur	Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	* *	5	\$400	
	Other Observation, Extent: N/A	A, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service D	Disconnect Switch	Rated At 1,000 Am	peres		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$400	
Raceway						
Conduit	100%	2042	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Panelboards							
Fused Disc Sw	10%		2040	* *	5		
Molded Case Bkrs	90%		2040	* *	5	\$300	
Wiring Thermoplastic	100%		2042	* *	1		
round							
Grounding Devices							
Not Accessible	100%	27/4	00 1	00/			
	Other Observation, E.	xtent : N/A, Area A	ffected :	0%			
	Location:	a .					
	Explanation : In The	e Crawlspace					
ighting							
Interior Lighting Fluorescent	15% 4+	\$21,300	2032	\$35,500			
riuorescent	Inadequate Lighting I Location: Kitchen			· ·			
	T-12 Lamps And Fixti	ıres, Extent : Light	. Area Af	fected : 100%			
	Location : Kitchen A	_	, 30				
Fluorescent	5%		2037	* *	10	\$600	
Tuorescent	T-8 Lamps And Fixtur Location : Corridor	_		ected : 100%	10	\$000	
Incandescent	80%		2032	\$209,200	2	\$200	
Egress Lighting				•			
Emergency, Battery	40%		2037	* *	10	\$1,300	
Exit, Service	60%		2037	* *	1		
Exterior Lighting							
Fluorescent	20%		2032	\$12,400	10	\$300	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Outside						
	Explanation: 7 Con	npact Fluorescent .	Light Fix	tures			
HID	10%		2032	\$7,200	10		
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Outside						
	Explanation: 4- HI	D Light Fixtures					
No Component	70%						
larm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2027	\$12,000	1-3	\$2,600	
-	Other Observation, E. Location : Hall	xtent : N/A, Area A	ffected :	100%			

Mechanical		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Mechanical	Current l	Current Repair Futu		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	**	1		
	Other Observation, E		fected:	100%			
	Location: 2 Gas M						
	Explanation : Loca	ted Outside					
Conversion Equipment	1000/		2027	* *	1	¢.c. 000	
Hot Water Boiler	100%	Entant N/A Anag At	2037		1	\$6,900	
	Other Observation, E Location : Boiler R		јестеа :	100%			
		s Fired Hot Water B	oilou				
Distribution	Explanation . 1 Ga	s rirea 1101 water D	oner				
Hot Wtr Piping/Pump	100%		2048	* *	4	\$700	
Terminal Devices	10070		2040			\$700	
Air Handler	50%		2032	\$146,200	1	\$4,300	
Convector/Radiator	45%		2037	**	1	\$2,000	
Fan Coil Unit/Heat	5%		2032	\$19,300	1	\$200	
Air Conditioning	270			ψ15,E00		\$2 00	
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment							
Reciprocating	100%		2032	\$229,200	1	\$6,500	
Compr/Chiller							
	Other Observation, E		fected :	100%			
	Location: Ground	Level					
	Explanation: Unit	Mounted On Exterio	or Slab				
Distribution	4000		• 0 = =				
CW & CHW Wtr	100%		2052	* *	4	\$700	
Pipe/Pump							
Terminal Devices	1000/		2027	* *	1	#0.700	
Air Handler/Cool/Ht	100%		2037	* *	1	\$8,600	
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,800	
Exhaust Fans	100/0		LIFE		۷-3	\$7,000	
Interior	80%		2037	* *	2	\$300	
Roof	20%		2037	\$6,000	2	\$100	
Plumbing	2070		2032	ψ0,000		Ψ100	
H/C Water Piping							
Galvanized Steel	100%		2045	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 980

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater With Tanks							
Electric	50%		2027	\$13,200	4		
		Extent: N/A, Area A		100%			
		l Floor Mechanical I	Room				
	Explanation : Uni	it Serves Restrooms					
Gas Fired	50%		2030	\$9,500	2		
		Extent: N/A, Area A	!ffected :	50%			
	Location : Kitche						
	Explanation : Uni	it Serves Kitchen					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	/						
No Component	80%						
Generic	20%		2037	**	1	\$200	
		Extent: N/A, Area A	!ffected :	100%			
	Location : Boiler						
	Explanation : Uni	it Serves Boiler Only					
Fixtures	1000/						
Generic	100%						
Fire Suppression							
Chemical System	000/						
No Component	90%		2020	41 C22	1.0	45.	
Generic	10%		2030	\$1,800	1-3	\$7,400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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 : 24-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Site Pavements	\$286,400	
Total	\$286,400	
Importance Code C	\$286,400	
Total	\$286,400	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$49,100		\$2,000	
Interior Architecture	\$2,300	\$200	\$1,900	
Electrical	\$100	\$100	\$8,700	\$100
Mechanical	\$200	\$200	\$1,900	\$200
Site Pavements	\$46,300	\$400	\$400	\$3,100
Total	\$98,000	\$800	\$15,000	\$3,300
Importance Code A	\$49,200	\$200	\$2,200	\$200
Importance Code B	\$2,400	\$200	\$12,300	\$100
Importance Code C	\$46,300	\$400	\$400	\$3,100
Total	\$98,000	\$800	\$15,000	\$3,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Architecture	Current R	Current Repair Future R		e Replacement	Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	100/		LIEE	* *	-	#2 000	
Cast in Place Concrete	10%	\$6.500	LIFE	* *	5	\$2,800	
Stucco Cement	90% 4+ Cracking/Crumbling,	\$6,500 Extent : Moderate	2037		5	\$6,400	
	Location : East Wall		, 111 cu 11 ₂	yeerea . 570			
	Staining/Discoloring,		e, Area A	ffected : 25%			
	Location : Facades			•			
Windows							
Steel	50% Now	\$4,500	2040	* *	5	\$1,500	
	Broken/Missing Eleme			ea Affected : 15%			
	Location: Stained C			-4-1.250/			
	Corrosion/Rusting, Ex Location : Lead Fra						
	Thermally Inefficient,						
	Location : Stained C		·	<i>yeered</i> . 10070			
	Unit Inoperable, Exter	nt : Moderate, Are	a Affecte	ed : 50%			
	Location : Stained C	lass Windows In I	Vave				
Steel	50% Now	\$11,800	2057	* *	5	\$1,500	
	Broken/Missing Elements, Extent : Moderate, Area Affect						
	Location: 2nd Floor						
	Corrosion/Rusting, Ex						
	Location : 2nd Floor Office And Rear Addition Windows Thermally Inefficient, Extent : Moderate, Area Affected : 100%						
	Location: 2nd Floor		-	*			
	Unit Inoperable, Exter						
	Location : 2nd Floor						
Parapets							
Cast Stone/Terra Cotta	5% Now	\$4,100	LIFE	* *	5	\$3,100	
	Broken/Missing Eleme			ea Affected : 15%			
	Location : Coping On Rear Addition Parapets Other Observation, Extent : N/A, Area Affected : 100%	1000/					
	Location : Coping	ctent : N/A, Area A	<i>Пјестеа</i> :	100%			
	Explanation : Comp	onent Is Actually (Clay Tile				
Metal Panel	10%	oneni is ileuaniy	2042	* *	5	\$3,100	
Metal Rail	5% Now	\$12,000	2052	* *	5	\$2,800	
Tribui Itali	Broken/Missing Eleme			ea Affected : 25%	-	4-,000	
	Location: Balconies	;					
	Corrosion/Rusting, Ex	tent : Moderate, A	Area Affe	cted : 25%			
	Location : Balconies						
	Deteriorated Finish, E Location: Balconies		Area Aff	fected : 100%			
Stucco Cement	80% Now	\$8,800	2037	* *	5	\$8,300	
	Cracking/Crumbling,		, Area Aj	ffected : 2%			
	Location : Througho	ut					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Architecture	Current Repair Future Replacement Maintenance					laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	550 /			20.42	de de	10	#2.7 00	
Clay Tile	75%			2042	* *	10	\$2,700	
Copper/Terne	5%			2047		10	\$400	
Modified Bitumen	20%			2032	\$8,800	10	\$700	
Soffits Stucco Cement	1000/	Now	¢1 400	2037	* *	5	\$100	
Stucco Cement	Cracking/	Crumbling,	\$1,400 Extent : Moderate de Of Balcony			3	\$100	
nterior Floors								
Ceramic Tile	5%			2041	* *	5	\$300	
Sheet Vinyl/Rubber	5%			2037	* *	5	\$500	
Terrazzo	60%			LIFE	* *	5	\$2,800	
Wood	30%			2047	* *	5	\$3,400	
Interior Walls	200/				de de	_	#200	
Gypsum Board	20%			LIFE	* *	5	\$300	
Plaster	80%			LIFE		5	\$600	
Ceilings AcousTileSusp.Lay-In	Broken/M	-	\$1,100 ents, Extent : Mode oor Offices - From I		**	5	\$600	
			xtent : Moderate, A oor Offices - From I					
Exposed Struc: Wood	60%			LIFE	* *			
Gypsum Board	Broken/M		\$1,200 eents, Extent : Mode elow One Story Roo			5	\$800	
	Water Pen	etration, E	xtent : Moderate, A elow One Story Roo	rea Affe	cted : 10%			
Plaster	10%			LIFE	* *	5	\$400	
ite Pavements								
On-Site Walkways Cast in Place Concrete	Cracking/	_	\$12,500 Extent : Moderate s, Flags And Stair L	-	-			
Steel Grating			Extent : N/A, Area A ir At Rear Of Build	-	**	1		
			ss From Grade To 1		oof Areas			
Wood	30% Broken/M Location Split/Crac	Now ssing Elem : Ramp G	\$28,600 nents, Extent : Mode wardrails On East S : Moderate, Area A	2027 erate, Ar Side	\$286,400 ea Affected : 10%	1-3	\$11,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

System Component Type 9% of Fail Date Estimated Cost FY Total (Years) 9% of Fail Date Estimated Cost FY FY System Component FY Cycle Estimated Cost (Yrs)	Architecture	Current Repair	Future Replacement	Maintenance	
• • • • • • • • • • • • • • • • • • • •	Component			•	Priority

Site Pavements

Parking/Driveway

Asphalt 100% 0-2 \$5,200 2041 **

**
Cracking/Crumbling, Extent: Light, Area Affected: 15%

Location: East Drive And Parking Lot

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	* *	5	\$100	
	Other Observation, Extent: N/A, Are	ea Affected : 10	00%			
	Location: Garage	G				
<u> </u>	Explanation: Main Service Discon	nect Switch Ra	ited At 800 Amp	eres.		
Switchgear / Switchboard	1000/	2042	* *	-	¢100	
Molded Case Bkrs	100%	2042	T T	5	\$100	
Raceway	100%	2042	* *	1		
Conduit Panelboards	100%	2042		1		
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	95%	2040	* *	5	\$100	
Wiring	9370	2040			\$100	
Thermoplastic	100%	2042	* *	1		
Ground	10070	2042				
Grounding Devices						
Not Accessible	100%					
	Other Observation, Extent : N/A, Are	ea Affected : 0%	6			
	Location:					
	Explanation: Crawlspace					
Lighting						
Interior Lighting						
Fluorescent	75%	2032	\$32,800	10	\$2,400	
	Other Observation, Extent : Light, A.	rea Affected : 1	100%			
	Location : Offices					
	Explanation: T-12 Lamps					
Fluorescent	5%	2032	\$2,200	10	\$200	
	T-8 Lamps And Fixtures, Extent : Lig	ght, Area Affecti	ed : 100%			
	Location : Garage					
Incandescent	20%	2032	\$10,200	2		
	Other Observation, Extent : Light, A	rea Affected : 1	100%			
	Location : 1st Floor					
	Explanation: Chandeliers					
Egress Lighting						
Emergency, Battery	50%	2032	\$3,300	10	\$400	
Exit, Service	50%	2032	\$700	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 989

Electrical	Current Repair	Future Repl	acement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
HID	30%	2027	\$5,500	10			
	Other Observation, Extent: N/A	, Area Affected : 100%					
	Location: Outside						
	Explanation: Controlled Via Photocell						
No Component	70%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%	2027	\$3,000	1-3	\$700		
	Other Observation, Extent: N/A	Other Observation, Extent : N/A, Area Affected : 100%					
	Location : Lobby						
	Explanation: Manual Pull Sta	tion And Alarm Bells					

Mechanical	Current R	epair Fı	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ar Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	20-	42	**	1		
Conversion Equipment							
Furnace	100%	20		* *	1	\$1,700	
	Other Observation, Ex	ctent : N/A, Area Affecto	ed:	100%			
	Location: 1st And 2	nd Floor					
	Explanation: 2 Unit	'S					
Distribution							
Ductwork/Diffusers	100%	LI	FE	* *	2-5	\$2,000	
Air Conditioning							
Energy Source							
Electricity	100%	20-	40	* *	1		
Conversion Equipment							
Split Unit	90%	20	37	* *			
Window/Wall Unit	10%	20	27	\$1,500	1		
Ventilation							
Exhaust Fans							
Wall Unit	20%	20	37	* *	2		
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%	20-	42	* *	1		
Water Heater With Tanks							
Gas Fired	100%	20:	30	\$19,100	2		
Sanitary Piping							
Cast Iron	100%	LII	FE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG

Asset #: 989

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
	Other Observation, Extent : N/A, Area A	lffected : 100%		
	Location : Leaders And Gutters On Pe	rimeter Of The Roof		
	Explanation : Leaders And Gutters Ru	n Into Cast Iron Piping Bel	low Grade	
Fixtures				
Generic	100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 5,900 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$520,900	\$149,000
Interior Architecture		\$245,900
Electrical		\$68,600
Mechanical		\$84,200
Total	\$520,900	\$547,800
Importance Code A	\$520,900	\$149,000
Importance Code B		\$398,700
Total	\$520,900	\$547,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$60,100		\$1,200	
Interior Architecture	\$33,600		\$2,900	
Electrical	\$200	\$100	\$11,500	\$100
Mechanical	\$400	\$400	\$52,800	\$400
Site Pavements	\$6,700			
Total	\$100,900	\$500	\$68,500	\$500
Importance Code A	\$60,400	\$300	\$22,100	\$300
Importance Code B	\$33,900	\$200	\$46,400	\$200
Importance Code C	\$6,700			
Total	\$100,900	\$500	\$68,500	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

chitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
erior					
Exterior Walls	050/ 31		_	#1.40.000	
Cast in Place Concrete	85% Now \$398,700 Cracking/Crumbling, Extent: Moderate Location: Wall Corners And Buttresse	es	5	\$149,000	
	Exposed Reinforcement, Extent: Moder Location: Wall Corners And Buttresse Paint Peeling, Extent: Light, Area Affec	es			
	Location: Throughout Painted Surfaces, Extent: Light, Area A Location: Throughout	ffected : 100%			
Masonry: Brick	5% 4+ \$16,100	LIFE **	5	\$1,800	
Masonly. Blick	Broken/Missing Elements, Extent: Mod Location: Main Entrance Door		3	\$1,000	
Pre-Cast Concrete	5% 0-2 \$14,200	LIFE **	5	\$5,700	
	Other Observation, Extent: Moderate, A Location: Window Sills				
	Explanation: Deteriorated Paint Fini.			# 4 400	
Wood	5% Now \$53,000 Dry Rot/Decay, Extent: Moderate, Area Location: Angle Brackets And Barge Paint Peeling, Extent: Moderate, Area	Rafters	5	\$4,400	
	Location : Angle Brackets And Barge Split/Cracked, Extent : Moderate, Area	Rafters Affected : 25%			
-	Location : Angle Brackets And Barge	Rafters			
Windows					
Steel	90% Now \$69,200 Broken/Missing Elements, Extent: Mod Location: Throughout	2057 ** erate, Area Affected : 35%	5	\$7,500	
	Corrosion/Rusting, Extent : Moderate, A Location : Throughout				
	Glazing Broken/Cracked, Extent: Mode Location: Throughout Thermally Inefficient, Extent: Moderate	-			
	Location: Throughout Other Observation, Extent: Moderate, 2				
	Location : Throughout Explanation : Stained Glass	3,			
Wood	10% Now \$3,600 Broken/Missing Elements, Extent: Mod Location: Rear Addition Windows		5	\$700	
	Dry Rot/Decay, Extent : Moderate, Area Location : Rear Addition Windows	Affected : 50%			
Parapets Cost in Place Compute	000/	1100 **	_	#0 100	
Cast in Place Concrete Pre-Cast Concrete	90% 10%	LIFE ** LIFE **	5 5	\$8,100 \$500	
110-Casi Colletete	10/0	LIII	3	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle		Now	\$2,100	2035	**			
		_	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
			Downspouts					
			ss, Extent : Moder	ate, Area	Affected: 75%			
		ı : Through	out					
Built-Up (BUR)	15%			2037	* *	10	\$600	
Copper/Terne	5%			2047	* *	10	\$500	
Soffits								
Wood	100%		\$24,100	2030	\$24,100	5	\$2,500	
			Extent : Moderate,	Area Aff	fected : 30%			
	Location	ı: Roof Ear	ves					
nterior								
Floors						_		
Sheet Vinyl/Rubber	40%			2032	\$245,900	5	\$5,000	
Wood	60%		\$33,600	2047	**	5	\$4,700	
			Extent : Moderate,	Area Aff	ected: 75%			
		ı : Through						
	-		Extent : Moderate,	Area Aff	fected: 25%			
	Location	ı : Through	out					
Interior Walls						_	**	
Gypsum Board	75%			LIFE	* *	5	\$3,500	
Plywood/Hardboard	25%			LIFE	* *			
Ceilings	100/			2025	a. a.	_	4000	
AcousTileSusp.Lay-In	10%			2037	* *	5	\$800	
Exposed Struc: Wood	80%			LIFE	* *			
Plywood/Hardboard	10%			2042	* *	1		
ite Pavements								
On-Site Walkways	1000/	2.4	Φ.C. 7 00	2025	* *			
Cast in Place Concrete	100%		\$6,700	2037				
	_	_	Extent: Moderate	, Area Aj	gected: 10%			
	Location	ı : Steps At	Side Entrances					

Electrical	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Liquid Filled	100%	2037	* *	3	\$100	
-	Other Observation, Extent: N/A, Area A	Iffected : 100%				
	Location : Outside					
	Explanation: 70 Ampere 13.2 Kilowa	tts				

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	**	5	\$200	
	Other Observation, Extent: N/A, Area A	Affected: 100%	%			
	Location : Electrical Room Explanation : Main Service Disconne	at Chritah Data	d 1+ 100 1mm	awas		
Switchgear / Switchboard	Explanation : Main Service Disconne	ci Swiich Kale	и Ан 400 Атр	eres.		
Molded Case Bkrs	100%	2042	* *	5	\$200	
Raceway	10070	2012			Ψ200	
Conduit	100%	2042	* *	1		
Panelboards						
Molded Case Bkrs	100%	2040	* *	5	\$200	
Wiring						
Thermoplastic	100%	2042	* *	1		
Ground						
Grounding Devices	1000/					
Not Accessible	100%	1664-J. 00/				
	Other Observation, Extent: N/A, Area A Location:	Ајјестеа : 0%				
	Explanation: Crawlspace					
Lighting	Explanation : Crawispace					
Interior Lighting						
Fluorescent	10%	2027	\$7,400	10	\$500	
	T-12 Lamps And Fixtures, Extent: Ligh				4500	
	Location : Office					
Fluorescent	10%	2032	\$7,400	10	\$500	
	T-8 Lamps And Fixtures, Extent: Light,				****	
	Location : Office					
Incandescent	80%	2032	\$68,600	2	\$100	
Egress Lighting			. ,		·	
Emergency, Battery	50%	2032	\$5,500	10	\$700	
Exit, Service	50%	2032	\$1,100	1		
Exterior Lighting						
Incandescent	30%	2032	\$10,600	2		
	Other Observation, Extent: N/A, Area	Affected: 1009	%			
	Location : Outside					
	Explanation : Four Floodlights					
No Component	70%					
Alarm						
Fire/Smoke Detection	000/					
No Component	80%	2027	#2 400	1.2	0700	
Generic, Analog	20% Other Observation, Extent: N/A, Area A	2027 Affactad : 1009	\$3,400	1-3	\$700	
	Location : Office	престей : 100%	' 0			
	Explanation: Manual Pull Stations A	nd Alarm Relli	c			
	Explanation . Withhat I all Stations A.	na mam Dell	,			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 981

Mechanical	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2062	* *	1		
Conversion Equipment							
Furnace	100%		2027	\$20,500	1	\$2,900	
	Other Observation, E		ffected :	100%			
	Location : Furnace						
	Explanation: 1 Uni	it					
Terminal Devices							
Fan Coil Unit/Heat	50%		2037	* *	1	\$1,000	
	Other Observation, E	Extent : N/A, Area A	ffected :	100%			
	Location : Auditoria						
	Explanation: Elect	ric Unit Heater					
No Component	50%						
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Window/Wall Unit	20%		2027	\$5,000	1		
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,300	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2030	\$84,200	1		
	On Extended Life, Ex	tent : Moderate, Ar	ea Affec	ted : 100%			
	Location: The Don	nestic Hot And Cold	l Water I	Piping Is Beyond U	seful Life	e Cycle Limit	
Water Heater With Tanks							
Electric	100%		2027	\$26,400	4		
Sanitary Piping				· · · · · · · · · · · · · · · · · · ·			
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Ex	tent : Moderate, Ar		ted : 100%			
	Location : The Sant						
Fixtures				<u> </u>			
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 20,100 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$50,200
Interior Architecture		\$780,100
Total		\$830,300
Importance Code A		\$50,200
Importance Code B		\$780,100
Total		\$830,300

 EXPENSE
 FY 2025
 FY 2026
 FY 2027
 FY 2028

 Exterior Architecture
 \$48,200
 \$900
 \$27,900

 Interior Architecture
 \$43,400
 \$400
 \$3,700

Electrical \$900 \$700 \$22,600 \$1,100 Mechanical \$49,500 \$4,100 \$4,500 \$5,200 Site Pavements \$6,300 Elevators/Escalators \$3,900 \$3,900 \$3,900 \$3,900 \$152,300 \$9,200 \$32,000 \$41,800 **Total** Importance Code A \$49,200 \$1,000 \$2,200 \$28,900 Importance Code B \$96,700 \$7,800 \$12,900 \$29,800

 Importance Code C
 \$6,300
 \$400

 Total
 \$152,300
 \$9,200
 \$32,000
 \$41,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	250/		LIEE	* *	_	#20.000	
Cast in Place Concrete	25%	Entered N/A Array	LIFE		5	\$28,000	
	Location : Base O	Extent: N/A, Area A	јјестеа :	100%			
		nted Cement Stucco	Einich				
C /T C		пен Сетені зінссо		* *		¢0.700	
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$8,700	
Ceramic Tile	1%	¢41.200	2042	* *	10	\$200	
Masonry: Brick	69% Now	\$41,200 Extent : Moderate, A	LIFE		5	\$15,400	
		extent : Moderate, A oom One On 1st Floo		nea : 270			
W. 1	Location . Classic	oom One On 1st Floo) <i>I</i>				
Windows Metal Louvers	2%		2041	* *	10	\$700	
Wood	96%		2041	* *	5	\$54,600	
Wood	2%		2048	* *	5	\$1,100	
wood		Extent : N/A, Area A			3	\$1,100	
	Location : First F		ујестеи.	100/0			
		ned Glass Windows					
Parapets	Ехрининон . Зии	nea Glass Windows					
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$2,900	
Cast Stolle/Terra Cotta Copper/Terne	5%		2067	* *	5	\$1,800	
Masonry: Brick	15%		LIFE	* *	5	\$1,100	
Masonry: Limestone	75%		LIFE	* *	5	\$7,000	
Roof	1370		LII L			Ψ7,000	
Clay Tile	93%		2052	* *	10	\$50,200	
Clay The		Extent : N/A, Area A		100%	10	Ψ20,200	
	Location : Throug		00				
		s Is Actually A Faux	Clav Tile	Made Of Metal			
Skylight, Metal/Glass	7%		2052	**	10	\$12,600	
Soffits	770		2032		10	Ψ12,000	
Masonry: Limestone	100% Now	\$7,000	LIFE	* *	5	\$200	
iviasomy. Emilestone		ıt : Moderate, Area 1		40%	3	Ψ200	
	Location : Main E		-55				
		Erod, Extent : Moder	ate. Area	Affected · 50%			
	Location : Main E		,				
nterior		· · · · · · · · · · · · · · · · · · ·					
Floors							
Carpet	20%		2031	\$123,100	3	\$12,500	
Cast in Place Concrete	10%		LIFE	**	5	\$6,800	
Poured Epoxy/Resin	40%		2030	\$780,100		+ -)	
Vinyl Tile	15%		2037	**	3	\$2,300	
Wood	15% 0-2	\$31,100	2047	* *	5	\$4,400	
		nt : Moderate, Area A		20%	-	,	
		ng Gathering Rooms					
		Extent : Light, Area					
		ng Gathering Rooms					
		ginal Herringbone F					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Architecture		Current R	lepair	Futur	re Replaceme	nt	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priorit
Interior									
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 Struc: Concrete	35%			LIFE		* *	5	\$1,700	
Gypsum Board	10%			LIFE		* *	5	\$3,900	
Site Enclosure									
Fence/Gates									
Chain Link	100%			2052		* *			
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	90%			2037		* *			
Masonry: Granite	10%			LIFE		* *			
Parking/Driveway									
Asphalt	100%	2-4	\$6,300	2035		* *			
-	Cracking/C	Crumbling,	Extent : Moderate	, Area A <u>j</u>	ffected : 10%				
	Location	: Parking	Areas						

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2052	* *	5	\$500	
	Other Observation, Extent: 1	V/A, Area Affected :	100%			
	Location: Mechanical Roo	m/ Ground Floor				
	Explanation : Main Service	Disconnect Switch	Rated At 600 Amp	eres.		
Transformers						
Liquid Filled	100%	2045	* *	5	\$100	
_	Other Observation, Extent: 1	V/A, Area Affected :	100%			
	Location : Outside					
	Explanation : No Available	Nameplate Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2052	* *	5	\$500	
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Fused Disc Sw	5%	2048	* *	5		
Molded Case Bkrs	95%	2048	* *	5	\$500	
Wiring					·	
Thermoplastic	100%	2052	* *	1		
Motor Controllers						
Variable Frequency	100%	2045	* *			
Drive						

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground		•					
Grounding Devices							
Generic	100%	LIFE	* *	5	\$300		
	Other Observation, Extent : N/A, Are	a Affected : 100%					
	Location: Kitchen Ground Level						
- · ·	Explanation: Ground Observed						
Lighting							
Interior Lighting Fluorescent	3%	2037	* *	10	\$600		
riuorescent	T-8 Lamps And Fixtures, Extent : Lig			10	\$000		
	Location: Kitchen	пі, ягей яззесіей . 1	0070				
Fluorescent	90%	2037	* *	10	\$17,200		
Fluorescent	T-5 Lamps And Fixtures, Extent: Lig			10	\$17,200		
	Location: Throughout The Building		0070				
Fluorescent	2%	2037	* *	10	\$400		
Fluorescent	Compact Fluorescent Light, Extent :			10	\$400		
	Location: Hallways	Bigni, Tirea Tijjeeiea	. 10070				
LED	5%	2037	* *				
Egress Lighting	370	2037					
Emergency, Battery	50%	2037	* *	10	\$2,500		
Exit, Battery	50%	2037	* *	10	\$700		
Exterior Lighting					* * * * * * * * * * * * * * * * * * * *		
LED	30%	2037	* *				
	Other Observation, Extent : Light, A	rea Affected : 100%					
	Location: Outside						
	Explanation: 3 LED Light Fixtures	Controlled Via Pho	tocell				
No Component	70%						
Alarm							
Security System	-00/						
No Component	50%		de de		42.000		
Generic	50%	2037	* *	1	\$3,800		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Hallways And Outside Explanation : CCTV Surveillance Cameras						
Fire/Smoke Detection	Explanation . CC1v Surveillance C	amerus					
No Component	70%						
Generic, Digital	30%	2037	* *	1-3	\$3,800		
Conorio, Digital	Other Observation, Extent : N/A, Are			1.5	Ψ5,000		
	Location: Throughout The Building	•••					
	Explanation : Strobe Lights, Alarm	-	ors Man	ial Pull S	tations Horns		

Mechanical	Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source							
Natural Gas	100%		2052	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 982

Mechanical	Current R	lepair	Futur	e Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Conversion Equipment									
Hot Water Boiler	100%		2045	* *	1	\$10,300			
	Other Observation, E.		ffected :	100%					
	Location : Boiler Ro		D :1						
D1 - 11 - 1	Explanation: 2 Gas	Fired Hot Water I	Boilers						
Distribution	1000/		2049	* *	4	¢1 000			
Hot Wtr Piping/Pump	100%		2048	· · ·	4	\$1,000			
Terminal Devices	20%		2027	* *	1	\$2.600			
Air Handler	20% Other Observation, E	utant M/A Awaa A	2037		1	\$2,600			
	Location : Basemen			10070					
	Explanation: Heat I			hearvad					
Fan Coil Unit/Heat	80% Now		$\frac{1800000}{2037}$	**	1	\$4.900			
ran Con Onit/Heat	Broken, Extent : Seven	\$46,100			1	\$4,800			
	Location: Three Of		20/0						
	Other Observation, E.		Araa Affa	atad · 100%					
	Location : Ceiling F		тей Ајјес	леи . 100/0					
	Explanation: Fan P		h Rohoat	Coil Observed No	100000	To Units For			
	Maintenance	owered boxes will	п Кепеш	Con Observed, No	Access	10 Onlis For			
Air Conditioning									
Conversion Equipment									
Reciprocating	100%		2037	* *	1	\$9,700			
Compr/Chiller									
	Other Observation, E.		ffected :	100%					
	Location : Adjacent To Building								
	Explanation : Air Co	ooled Chiller With	Plate An	d Frame Heat Exc	hanger C	Observed			
Distribution									
CW & CHW Wtr	100%		2052	* *	4	\$1,000			
Pipe/Pump									
Ventilation									
Exhaust Fans	1000/		2027	* *	2	\$600			
Roof	100%		2037		2	\$600			
Plumbing H/C Water Piping									
Brass/Copper	100%		2052	* *	1				
Water Heater With Tanks	10070		2032		1				
Gas Fired	100%		2030	\$19,100	2				
Sanitary Piping	100/0		2030	\$17,100					
Cast Iron	100%		LIFE	* *	1				
Backflow Preventer	10070		LILL		1				
No Component	80%								
Generic	20%		2037	* *	1	\$300			
Fixtures	2070		2031		1	ψ500			
Generic	100%								
Vertical Transport	100/0								

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT

Asset #: 982

Mechanical	Current Re	epair Fut	ure Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY		ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators	1000/	LID	_	* *			
Geared Traction	100%	LIF	<u> </u>	* *			
	Other Observation, Ext	tent : N/A, Area Affected	l : 100%				
	Location: Basement	To 2nd Floor					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
Generic	100%	205	2	* *	1-2	\$5,800	
Chemical System							
No Component	90%						
Generic	10%	203)	\$1,800	1-3	\$7,400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Address : 460 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 11,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Dec-2016 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 955 Lot : 75 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$309,200	\$1,830,200
Interior Architecture		\$918,000
Electrical		\$218,100
Mechanical		\$614,500
Total	\$309,200	\$3,580,700
Importance Code A	\$309,200	\$1,830,200
Importance Code B		\$1,013,900
Importance Code C		\$736,600
Total	\$309,200	\$3,580,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$1,200		
Interior Architecture	\$121,700	\$4,800	\$7,200	\$1,900
Electrical	\$39,300	\$1,100	\$1,100	\$14,700
Mechanical	\$1,900	\$1,600	\$8,100	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$166,800	\$12,600	\$20,400	\$22,300
Importance Code A	\$600	\$1,800	\$600	\$600
Importance Code B	\$127,300	\$10,800	\$19,700	\$21,700
Importance Code C	\$38,900			
Total	\$166,800	\$12,600	\$20,400	\$22,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Architecture	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	100/ 31	261 200 2040	* *			
Copper/Terne	10% Now \$ Deformed/Dented, Extent : Mo Location : West Facade Staining/Discoloring, Extent : Location : West Facade		ed : 20%			
	Worn/Eroded, Extent : Modera Location : Exterior Porch - V		20%			
Stucco Cement	Staining/Discoloring, Extent : Location : Throughout			5	\$28,900	
	Other Observation, Extent : Li Location : Perimeter Walls Explanation : Steel Framed .			ìll		
Windows	-	<u>-</u>				
Aluminum	50% Recent Replace Evident, Exter Location : 2nd Floor Window		* * ed : 100%	5	\$2,400	
Wood	Dry Rot/Decay, Extent: Mode Location: First Floor Thermally Inefficient, Extent: Location: First Floor	Moderate, Area Aff	ected : 50%	5	\$12,000	
	Split/Cracked, Extent : Moder Location : First Floor	ate, Area Affectea : .	30%			
Parapets						
Copper/Terne	100%	2049	* *	5	\$28,700	
Roof Clay Tile	70% Recent Repair Evident, Extent Location : Main Roof	2039 : N/A, Area Affected	* * d : 100%	10	\$5,500	
Copper/Terne	5%	2044	* *	10	\$1,000	
Sloped Glazing	25%	LIFE	* *	5	\$26,000	
Interior Floors						
Carpet	45%	2030	\$170,700	3	\$13,000	
Carpet	20%	2025	\$75,900	3	\$7,700	
Ceramic Tile	15%	2032	\$181,400	5	\$2,900	
Ceramic Tile	15%	2042	* *	5	\$2,900	
Terrazzo	5% 0-2 Cracking/Crumbling, Extent : Location : Ground Floor Co	***	* * ected : 15%	5	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

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
Interior								
Interior Walls								
Ceramic Tile	40%		\$36,800	2032	\$736,600	5	\$6,000	
	_	_	Extent : Moderate	, Area Aj	fected : 15%			
	Location	ı : Boiler R	oom					
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,200	
Gypsum Board	45%			LIFE	* *	5	\$8,100	
Plaster	5%	Now	\$2,000	LIFE	* *	5	\$400	
	_	_	Extent : Moderate	, Area Aj	fected : 15%			
	Location	ı : Boiler R	oom					
Ceilings								
AcousTileSusp.Lay-In	50%			2046	* *	5	\$9,600	
			Extent : Moderate, A	1rea Affe	cted : 25%			
		i : Second I						
	Explana	tion : Lumi	nous Panels					
Ceramic Tile	10%			LIFE	* *	5	\$1,200	
Gypsum Board	10%			LIFE	* *	5	\$2,400	
Plaster	30%			LIFE	* *	5	\$3,600	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			

Electrical	Current Re	epair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2	2049	* *	5	\$300	
	Other Observation, Ex	tent : Light, Area Afj	fected .	: 100%			
	Location: Electrical	Room					
	Explanation: Main S	Service Disconnect S	witch I	Rated At 400 Ampe	eres		
Switchgear / Switchboard							
Molded Case Bkrs	100%	2	2049	* *	5	\$300	
Raceway							
Conduit	50%	2	2029	\$9,000	1		
Conduit	50%	2	2049	* *	1		
Panelboards							
Fused Disc Sw	10%	2	2045	* *	5		
Molded Case Bkrs	30%	2	2028	\$13,400	5	\$100	
Molded Case Bkrs	60%	2	2045	* *	5	\$200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Electrical	Currer	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Wiring								
Braided Cloth	20% 2-4	\$4,400	2054	* *	1			
		xtent : Moderate, Are ghout The Building	a Affecte	d : 100%				
Thermoplastic	30%		2029	\$6,700	1			
Thermoplastic	50%		2049	* *	1			
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$200		
Lighting								
Interior Lighting	450/		2020	#00.100	10	Ф 7.2 00		
Fluorescent	45%	T T: 1. A	2029	\$98,100	10	\$5,300		
		, Extent : Light, Area	Ајјестеа	: 100%				
	Location: 1st flo							
	Explanation: T-	12 Lamps	2021	4400000	10	* • • • • • • • • • • • • • • • • • • •		
Fluorescent	50%		2034	\$109,000	10	\$5,900		
	Location : 2nd F	ctures, Extent : Light, loor	Area Affe	ected : 100%				
Fluorescent	5%		2034	\$10,900	10	\$600		
	Compact Fluoresc Location : Hallw	ent Light, Extent : Lig cays	ght, Area	Affected : 100%				
Egress Lighting								
Emergency, Battery	50%		2034	\$12,000	10	\$1,500		
Exit, Service	50%		2034	\$3,100	1			
Alarm								
Security System								
Generic	100%		2034	\$24,300	1	\$4,300		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Outside							
	Explanation : CO	CTV Surveillance Can	ieras					
Fire/Smoke Detection	1000/		•••			6- /		
Generic, Analog	100%		2025	\$33,400	1-3	\$7,400		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Hallways							
	Explanation : Mo	anual Pull Stations Ar	ıd Alarm	Bells				

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13435

Mechanical	Current Repair		Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Furnace	50%		2034	\$22,300	1	\$3,200	
	Other Observation, Location: Ceiling						
		Furnace Units Serv		<u> </u>			
Hot Water Boiler	50% Other Observation, Location: Baseme		2042 Affected:	**	1	\$3,200	
	Explanation : Hyd	ronic Loop Serves F	First Floor	Only			
Distribution							
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$3,600	
Hot Wtr Piping/Pump	50%		2037	* *	4	\$500	
Terminal Devices							
Convector/Radiator	100%		2034	\$117,200	1	\$4,100	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Split Unit	50%		2034	\$170,200			
	Recent Installation, Location : Ceiling		Affected : 1	00%			
Window/Wall Unit	10%		2027	\$5,400	1		
No Component	40%						
Terminal Devices							
Fan Coil - 4 Pipe	100%		2034	\$327,100	1	\$4,100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2055	* *	4	\$1,300	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Other Observation, Location: Perime Explanation: Lead	ter Of The Building	LIFE Affected:	**	1		
Fixtures	Explanation . Deal	June Juneis					
Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			
11) diddilo	Other Observation, Location : Baseme	ent To 2nd Floor		100%			
ire Suppression	Explanation: 1 Ur	ııı					

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION

Asset #: 13435

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
No Component	50%						
Generic	50%		2049	* *	1-5	\$3,400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 14,300 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 24-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$34,000	
Total	\$34,000	
Importance Code B	\$34,000	
Total	\$34,000	

\$36,500			
↑ 2 € 5 00			
\$14,200	\$5,400	\$21,000	\$7,800
\$49,000	\$700	\$4,100	\$27,500
\$99,700	\$6,100	\$25,100	\$35,300
\$3,900	\$3,900	\$3,900	\$3,900
\$36,500			
\$1,300	\$1,200	\$2,400	\$1,500
\$500	\$500	\$15,600	\$600
\$9,200	\$500		\$2,400
\$48,300		\$3,200	\$26,800
FY 2025	FY 2026	FY 2027	FY 2028
	\$48,300 \$9,200 \$500 \$1,300 \$36,500 \$3,900 \$99,700 \$49,000 \$14,200	\$48,300 \$9,200 \$500 \$500 \$1,300 \$1,200 \$36,500 \$3,900 \$3,900 \$49,000 \$49,000 \$14,200 \$5,400	\$48,300 \$3,200 \$9,200 \$500 \$500 \$500 \$15,600 \$1,300 \$1,200 \$2,400 \$36,500 \$3,900 \$3,900 \$3,900 \$99,700 \$6,100 \$25,100 \$49,000 \$700 \$4,100 \$14,200 \$5,400 \$21,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Architecture	Current F	Current Repair Future Replaceme			ent Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	1000/ 1	#40.200	LIEE	* *	_	#26.200	
Masonry: Brick	100% Now Repairs in Progress, Location: Adjacent Spalling, Extent: Mo Location: Various of Other Observation, E Location: Adjacent Explanation: Foun	To Front Entrance derate, Area Affect Elevations At Base extent : N/A, Area A To Front Entrance	ed : 2% Of Wall ffected :	2%	5	\$26,200	
Windows							
Wood	100%		2048	**	5	\$53,600	
Roof Asphalt Shingle	95%		2041	* *	10	\$5,400	
Copper/Terne	5%		2060	* *	10	\$4,300	
Soffits	270		2000		10	ψ 1,2 0 0	
Wood	100% Other Observation, E Location: Roof Eav Explanation: None	•	2037 ffected :	**	5	\$6,400	
Interior	*						
Floors							
Ceramic Tile	5%		2041	* *	5	\$1,000	
Vinyl Tile	95%		2037	* *	3	\$9,700	
Interior Walls	20/		LIDE	* *	~	# 400	
Glass: Single Pane	2%		LIFE	**	5	\$400	
Gypsum Board Ceilings	98%		LIFE		5	\$14,500	
Acous Tile Susp. Lay-In	65%		2045	* *	5	\$13,600	
Gypsum Board	35%		LIFE	* *	5	\$9,100	
Site Enclosure						4-7	
Fence/Gates							
Aluminum Picket	100%		2052	* *			
Site Pavements							
On-Site Walkways Cast in Place Concrete	100% Now Cracking/Crumbling, Location: Ramp At		2045 , Area Afj	* * fected : 5%			
Parking/Driveway Asphalt	100% Now Cracking/Crumbling, Location : Parking		2035 , Area Afj	* * Tected : 35%			
	Potholes, Extent : Mo Location : West Sid		ted : 25%	Ó			
Activity Yard	Locuiton . West Sta						
Rubber Matting	100%		2037	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2052	* *	5	\$400	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Basement					
	Explanation : Main Service Disconne	ct Switch	Rated At 400 Amp	eres Fed	From FDNY.	
Switchgear / Switchboard	200/	2052	* *	-		
Fused Disc Sw	20%	2052	* *	5	Ф200	
Molded Case Bkrs	80%	2052	* *	5	\$300	
Raceway	500/	2022	Φ2.500	1		
Conduit	50%	2032	\$2,500 * *	1		
Conduit	50%	2052	* *	1		
Panelboards	50/	2021	\$600	-		
Fused Disc Sw	5%	2031	\$600	5	¢200	
Molded Case Bkrs	45%	2031	\$5,000 * *	5	\$200	
Molded Case Bkrs	50%	2048		5	\$200	
Wiring Thermoplastic	50%	2032	¢5 100	1		
Thermoplastic	50%	2052	\$5,100 * *	1 1		
Motor Controllers	3076	2032		1		
Locally Mounted	100%	2045	* *	5	\$100	
Lighting	10070	2043			\$100	
Interior Lighting						
Fluorescent	30%	2027	\$34,000	10	\$3,900	
Tuorescent	T-12 Lamps And Fixtures, Extent: Ligh			10	ψ5,700	
	Location : Police Precinct Office	-, ,	,			
Fluorescent	60%	2037	* *	10	\$7,900	
Tuorescent	T-8 Lamps And Fixtures, Extent: Light,		Sected · 100%	10	\$7,700	
	Location: Throughout The Grace For					
Fluorescent	10%	2037	* *	10	\$1,300	
riuorescent	Compact Fluorescent Light, Extent : Li			10	\$1,300	
	Location: Lobby	диі, Агеи	Affecteu . 100/0			
Ecross Lighting	Locuiton : Loosy					
Egress Lighting Emergency, Battery	50%	2037	* *	10	\$1,700	
Exit, LED	50%	2060	* *	10	\$1,700	
Exterior Lighting	3070	2000		1		
LED	30%	2037	* *			
LLD	Other Observation, Extent: N/A, Area A		100%			
	Location: Outside	-,,,,,,,,, -, -, -, -, -, -, -,				
	Explanation: 8 LED Light Fixtures					
No Component	70%					
Alarm	7070					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$1,600	
	Other Observation, Extent: N/A,	Area Affected : 100%				
	Location : Hallways And Outsid	le				
	Explanation: CCTV Surveilland	ce Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2040	* *	1-3	\$2,700	
	Other Observation, Extent: N/A,	Area Affected : 100%				
	Location : Throughout The Buil	ding				
	Explanation : Strobe Lights, Ma Bells	nual Pull Stations, Sn	noke Detecto	ors, Horn	s And Alarm	

Mechanical	Curre	nt Repair	air Future Replaceme		nt Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2045	* *	1	\$7,100	
	Other Observation	n, Extent : N/A, Area A	Iffected :	50%			
	Location: Boile	r Room					
	Explanation: 2	Units					
Distribution							
Hot Wtr Piping/Pump	100%		2048	* *	4	\$700	
Terminal Devices							
Convector/Radiator	100%		2045	* *	1	\$4,600	
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment							
Split Unit	100%		2037	* *			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,000	
Exhaust Fans							
Interior	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2052	* *	1		
Galvanized Steel	50%		2045	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2030	\$19,100	2		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION

Asset #: 983

Mechanical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping				•		
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exte	ent : N/A, Area Affected :	100%			
	Location: 1st To 2nd I	Floor				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,356 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$64,300
Total		\$64,300
Importance Code A		\$64,300
Total		\$64.300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,700		\$800	
Interior Architecture	\$5,700			
Electrical			\$100	
Mechanical	\$200	\$300	\$200	\$400
Total	\$24,700	\$300	\$1,100	\$400
Importance Code A	\$18,900	\$200	\$1,000	\$200
Importance Code B		\$100		\$200
Importance Code C	\$5,700			
Total	\$24,700	\$300	\$1,100	\$400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	50/	4.	Ø1 400	TIPE	* *	_	#1.000	
Cast in Place Concrete	Location Spalling, E	: Building	derate, Area Affect Base			5	\$1,000	
Masonry: Brick Cavity	Cracking/C Location Caulking I	: At Door Deteriorate	\$15,900 Extent : Moderate Thresholds ed, Extent : Modera nsion Joints			5	\$3,300	
Metal Panel	10%			2042	* *	5-10	\$2,800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$700	
Windows								
Aluminum	75%			2040	* *	5		
Metal Louvers	25%			2035	* *	10	\$100	
Roof Built-Up (BUR)		0-2 Miss/Disp, : Through	\$1,300 Extent : Moderate, out	2032 Area Aff	\$64,300 Sected : 5%			
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5	\$2,900	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$7,500	
Interior Walls	2.50/							
Cast in Place Concrete	35%	NT.	#5.700	LIFE	* *	_	#1 100	
Concrete Masonry Unit	Location	Crumbling, : West Fac	\$5,700 Extent : Light, Are cade Wall nt : Moderate, Area		ed : 15%	5	\$1,100	
	Location	: Under S	ill Plates Of Windo	w Walls 2	And South East Co.	rner		
Ceilings								
Exposed Struc: Concrete				LIFE	* *	5	\$200	
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure Fence/Gates Chain Link Site Pavements	100%			2052	* *			
On-Site Walkways Cast in Place Concrete	100%			2045	* *			
Parking/Driveway Asphalt	100%			2041	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Electrical	Current Repair	ent Repair Future Replacen		cement Maintenai		nce	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment				_	***		
Molded Case Bkrs	100%	2052	**	5	\$100		
	Other Observation, Extent : N/A, Area A	lffected :	100%				
	Location: Mechanical Room	-4 C4 -1.	D J. 14 200 1				
Transformers	Explanation : Main Service Disconnec	t Switch	Katea At 200 Ampo	eres.			
Liquid Filled	100%	2045	* *	5			
Elquid I med	Other Observation, Extent: N/A, Area A		100%	3			
	Location: Outside	ggeerea .	10070				
	Explanation: No Available Nameplate	Ratings					
Raceway	7						
Conduit	100%	2052	* *	1			
Panelboards							
Molded Case Bkrs	100%	2048	* *	5	\$100		
Wiring							
Thermoplastic	100%	2052	* *	1			
Motor Controllers							
Locally Mounted	50%	2037	* *	5			
Locally Mounted	50%	2045	* *	5			
Ground							
Grounding Devices	100%						
Not Accessible	Other Observation, Extent: N/A, Area A	Iffactad :	00/				
	Location : 1st Floor	ујестеа .	0/0				
	Explanation: Connected To Metal Wa	ter Pine	Point Of Contact 1	Not Visib	le Covered With		
	Insulation Insulation	ier i ipe.	i oini Oj Coniaci i	voi visio	ie covered min		
Lighting							
Interior Lighting							
Fluorescent	85%	2040	* *	10	\$1,800		
	T-8 Lamps And Fixtures, Extent: Light,	Area Affe	ected : 100%				
	Location: Throughout The Building						
HID	15%	2037	* *	10			
Egress Lighting							
Emergency, Service	80%	2037	* *	1			
Exit, Service	20%	2037	* *	1			
Exterior Lighting							
HID	25%	2037	* *	10			
	Other Observation, Extent : N/A, Area A	Iffected :	100%				
	Location: Outside						
No Component	Explanation : Operated Via Photocell 75%						

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE

Asset #: 4079

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2037	* *	1	\$100	
Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Outside					
	Explanation : Surveillance Camer	a Serves Robizek				

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2052	* *	1		
Fuel						
	Other Observation, Extent : N/A, Are	ea Affected :	100%			
	Location : Underground Vault					
	Explanation: Two 25,000 Gallon T	Tanks				
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$2,300	
	Other Observation, Extent : N/A, Are	ea Affected :	100%			
	Location: Power Plant					
	Explanation: 3 Units					
Distribution						
Central Plant Steam	100%	2042	* *	4	\$200	
Piping/Pmp						
Terminal Devices						
Unit Heater - Steam	100%	2032	\$15,000	4	\$200	
Ventilation						
Exhaust Fans						
Wall Unit	100%	2032	\$1,100	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2052	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 21,700 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$552,600	
Interior Architecture	\$612,600	
Electrical	\$271,100	\$100,300
Mechanical		\$644,900
Total	\$1,436,400	\$745,200
Importance Code A	\$552,600	
Importance Code B	\$773,300	\$745,200
Importance Code C	\$110,400	
Total	\$1,436,400	\$745,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$38,700	\$300	\$10,700	
Interior Architecture	\$51,700			\$122,600
Electrical	\$300	\$300	\$43,700	\$100
Mechanical	\$1,400	\$1,000	\$37,400	\$15,400
Site Pavements	\$11,300			
Total	\$103,300	\$1,600	\$91,800	\$138,100
Importance Code A	\$38,700	\$300	\$10,700	\$14,000
Importance Code B	\$52,600	\$1,300	\$81,100	\$124,100
Importance Code C	\$12,000			
Total	\$103,300	\$1,600	\$91,800	\$138,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 978

rchitecture	Current Repair	Future Replacement	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated (Yrs)	Cost Priority
terior		-	•	•
Exterior Walls				
Cast Stone/Terra Cotta	5%	LIFE **	5 \$14,6	500
Stucco Cement	90% Now \$212,700	2037 **	5 \$42,0	000
	Cracking/Crumbling, Extent: Modera Location: South Facade, North Faca			
	Staining/Discoloring, Extent: Modera Location: Throughout			
	Other Observation, Extent : N/A, Area Location : Perimeter Walls	Affected : 100%		
	Explanation : Steel Framed Building	With Hollow Terra Cotta Bl	ock Infill	
Wood	5% Now \$27,100 Broken/Missing Elements, Extent: Mo	2037 ** derate. Area Affected : 10%	5 \$4,7	700
	Location : Dormers			
	Deteriorated Finish, Extent : Moderate Location : Dormers	e, Area Affected : 25%		
Windows				
Aluminum	8% Air Infiltration, Extent : Moderate, Are Location : At Connecting Tunnel	2031 \$36,700 a Affected : 75%	5 \$7	700
Wood	92% Now \$213,400 Deteriorated Finish, Extent: Moderate Location: Throughout	2057 ** e, Area Affected : 50%	5 \$39,6	500
	Thermally Inefficient, Extent : Modera Location : Throughout	te, Area Affected : 50%		
	Split/Cracked, Extent : Moderate, Area Location : Throughout	Affected: 50%		
	Unit Inoperable, Extent : Moderate, A Location : Various Locations Throug			
Parapets				
Copper/Terne	90%	2052 **	5 \$16,1	
Masonry: Brick	10% Now \$5,200 Worn/Eroded, Extent : Moderate, Area Location : Low Parapet Walls At Con	**	5 \$4	.00

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 978

Architecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof							
Clay Tile	82% Now	\$126,500	2042	**			
	Broken/Missing Elen			Affected: 15%			
	Location: Various			. 1 150/			
	Cracking/Crumbling			cted : 13%			
	Location: Various	-		Wantad . 200/			
	Gut/DS Non Func/M Location : Perimete		-	-			
C /T		er Guilers very Fro			1.0	Φ2.700	
Copper/Terne	5%	Ø C 400	2047	**	10	\$2,700	
Modified Bitumen	8% Now	\$6,400	2032	\$21,200			
	Alligatoring, Extent : Moderate, Area Affected : 20% Location : Connector Tunnel						
			tad . 150/				
	Ponding, Extent : Mo Location : Connect		ea : 15%				
	-	or runner	20.42	* *	1.0	#2 (00	
Skylight, Metal/Glass	5%		2042	* *	10	\$3,600	
terior Floors							
Carpet	20% Now	\$47,200	2028	\$117,900	3	\$8,900	
Carpet	Water Penetration, E Location: Through	xtent : Moderate, A			3	ψ0,200	
	Other Observation, E Location : Through	out					
	Explanation : Floor	d Damage From Br	oken Water	Pipe			
Cast in Place Concrete	5%		LIFE	* *	5	\$3,300	
Ceramic Tile	10%		2035	* *	5	\$3,000	
Vinyl Tile	45% Now	\$124,300	2042	* *	3	\$5,000	
	Adhesion Failure, Ex Location : Through	out					
	Broken/Missing Elen		erate, Area	Affected: 20%			
	Location : Through						
	Water Penetration, E		lrea Affecte	d: 50%			
	Location: Through		1 100	1 500/			
	Other Observation, E		Area Affecte	ed: 30%			
	Location: Through		l	. D:			
33 7 1	Explanation : Floor			***		Φ7. COO	
Wood	20% Now	\$119,300	2047		5	\$5,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 60% Location : Fourth Floor And Stairs						
	Worn/Eroded, Extent		Affected · 11	00%			
	Location : Fourth 1		1 _Л естей . 10	70/0			
	Other Observation, E		Area Affecta	ed · 50%			
	Location: Through		ca 11,, ccit				
	Location . Through	Oui					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 978

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$1,500	
Glass: Single Pane	5%			LIFE	* *	5	\$1,100	
Gypsum Board	15%		#110.400	LIFE	* *	5	\$2,700	
Plaster	67%		\$110,400	LIFE	**	5	\$6,100	
		_	nents, Extent : Mode	erate, Ar	ea Affected : 35%			
			Floor And Stairs	166-	-4-J. 250/			
			xtent : Moderate, A					
			Floor - Infiltration I					
Wood	8%			LIFE	* *	5	\$9,700	
Ceilings	1.50/			20.45	* *	-	Φ4. 5 00	
AcousTileSusp.Lay-In	15%		#250.600	2045	* *	5	\$4,500	
Plaster	85%		\$258,600	LIFE		5	\$15,800	
		เรรเทฐ Eten า : Through	nents, Extent : Mode	erate, Ar	ea Affectea : 35%			
		_		1400 1	Gastad . 200/			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
		_	xtent : Moderate, A	raa Affa	stad : 25%			
			on From Storm Dr					
		v	Extent : Moderate, A					
		ı : Through		1704 11550	cica . 3070			
		_	d Damage From Br	oken Wa	ter Pine			
Site Enclosure	Baptana		a Damage 1 Tom Bi	onen ma	ier i ipe			
Fence/Gates								
Chain Link	100%			2042	* *			
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Parking	Area					
	Explana	tion : Insta	lled Above Retainir	ig Wall				
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	1		2037	* *			
Parking/Driveway								
Asphalt		Now	\$11,300	2035	**			
			Extent : Moderate	, Area A <u>j</u>	fected : 10%			
		ı : Parking		_				
			oderate, Area Affec	ted : 2%				
	Location	ı : Parking	Area					

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2032	\$46,100	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 978

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	50%	2040	* *	5	\$300	
Molded Case Bkrs	50%	2031	\$22,300	5	\$300	
Wiring						
Thermoplastic	50%	2042	* *	1		
Thermoplastic	50%	2032	\$32,600	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting			*		**	
Fluorescent	20%	2032	\$67,800	10	\$3,700	
	T-8 Lamps And Fixtures, Ex		ted : 100%			
	Location : Hallways And (
Fluorescent	80%	2027	\$271,100	10	\$14,600	
	T-12 Lamps And Fixtures, E.		cted : 100%			
	Location : Throughout The	e Building				
Egress Lighting						
Emergency, Battery	50%	2032	\$18,700	10	\$2,400	
Exit, Battery	50%	2032	\$15,800	10	\$700	
Exterior Lighting	200/		000 (00	4.0		
HID	20%	2027	\$22,600	10		
	Other Observation, Extent:	N/A, Area Affected: 10	00%			
	Location : On Perimeter	. DI				
	Explanation : Operated Vi	a Photocell				
No Component	80%					
Alarm						
Fire/Smoke Detection	000/					
No Component	90%	2027		1.0	01.0 00	
Generic, Analog	10%	2027	\$6,300	1-3	\$1,300	
	Other Observation, Extent:	N/A, Area Affected: 10	00%			
	Location : Hallways					
	Explanation : Manual Pul	l Stations Only				

Mechanical	Current Repair	Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2032	\$3,100	1		
PRV						
	Other Observation, Extent: N/A, Ar	ea Affected :	100%			
	Location : Building 15					
	Explanation : From New Power P	lant				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 978

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2028	\$13,400	5	\$1,200	
Distribution								
Steam Piping/Pump			tent : Moderate, A. iping Is Beyond Us					
Terminal Devices				-	·			
Convector/Radiator			tent : Moderate, A m Radiators Are B			1 cle Limit	\$6,400	
Air Conditioning				-				
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2027	\$33,800	1		
No Component	60%							
Plumbing H/C Water Piping Galvanized Steel		led Life, Ex 1: The Dom	stent : Moderate, A nestic Hot And Colo			l g Are Bey	ond Their Useful	
Sanitary Piping	<u> </u>							
Cast Iron		-	tent : Moderate, A Piping Is Beyond			1		
Storm Drain Piping Cast Iron		-	tent : Moderate, A			1		
	Other Obs Location	ervation, E 1 : Perimete	iping Is Beyond Us Extent: N/A, Area A er Of The Building er Leaders And Gi	lffected : Down To	100%	Below G	rade.	
Fixtures								
Generic	100%							
Fire Suppression Standpipe								
Generic	100%			2052	* *	1-5	\$10,400	

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

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-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture Interior Architecture Electrical	\$2,500			
Total	\$2,500			
Importance Code A Importance Code B	\$2,500			
Total	\$2,500			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION Asset #: 4370

Architecture	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof						
Metal Panel	100%	2045	* *	10	\$2,500	
Soffits						
Exposed Struc: Steel	100%	LIFE	* *	5		
-	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location: Underside Of Canopy Ro	of				
	Explanation : None					
Interior						
Floors						
Cast in Place Concrete	100%	LIFE	* *	5	\$1,600	
Site Enclosure						
Fence/Gates						
Chain Link	100%	2042	* *			
	Corrosion/Rusting, Extent: Light, Are	ea Affected	: 20%			
	Location : Perimeter Fence					
Site Pavements						
On-Site Walkways						
Cast in Place Concrete	100%	2045	* *			

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	3		
	Other Observation, Extent: N/	A, Area Affected : 100%				
	Location : Outside					
	Explanation: Two 1,200 Amp	peres, 13.8 Kilovolts				
Transformers						
Liquid Filled	100%	2037	* *	3		
	Other Observation, Extent: N/	A, Area Affected : 100%				
	Location : Outside					
	Explanation : No Available N	Jameplate Rating Capacity				
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	3		
Feeders						
Not Accessible	100%					
Raceway						
Not Accessible	100%					
Under 600 Volts						
Raceway						
Conduit	100%	2042	* *	1		
Panelboards						
Molded Case Bkrs	100%	2040	* *	5		
Wiring						
Thermoplastic	100%	2042	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	#	•	1270
へつつてに	$\boldsymbol{\pi}$	•	43 <i>1</i> U

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lighting				
Exterior Lighting				
Fluorescent	25%	2032 \$600	10	
	T-12 Lamps And Fixtures, Extent: Light	, Area Affected : 100%		
	Location: Under The Shed			
No Component	75%			

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Address : 50 BRIELLE AVE.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 7,573 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 22-Mar-2021 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 955 Lot : 100 BIN : 5113197

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$115,400
Mechanical		\$200,800
Total		\$316,200
Importance Code A		\$115,400
Importance Code B		\$200,800
Total		\$316,200

Total	\$59,500	\$1,600	\$11,000	\$9,100
Importance Code C				\$1,200
Importance Code B	\$17,100	\$1,600	\$3,100	\$5,500
Importance Code A	\$42,400		\$7,900	\$2,300
Total	\$59,500	\$1,600	\$11,000	\$9,100
Site Pavements				\$100
Mechanical	\$1,100	\$1,200	\$1,700	\$1,200
Electrical	\$200	\$200	\$200	\$200
Interior Architecture	\$15,700	\$300	\$1,300	\$5,300
Exterior Architecture	\$42,400		\$7,900	\$2,300
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	5.5 0/			T TEE		_	#12.7 00	
Masonry: Brick	75%			LIFE	* *	5	\$12,700	
Metal Panel	10%			2052	**	5-10	\$11,600	
Window Wall Windows	15%			2052		5	\$9,500	
Aluminum	70%			2048	* *	5	\$4,600	
Manimum		ervation. E	Extent : Moderate, 2		cted : 100%	3	φ4,000	
		: Through		33				
		ion : Stain						
Aluminum	30%			2040	* *	5	\$2,000	
Roof								
Clay Tile		Now	\$33,600	2052	* *			
		_	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
			iddle Chapel					
			xtent : Moderate, A	rea Affec	cted : 2%			
			Iiddle Chapel : Moderate, Area A	official .	200/			
		: Through		<i>ујестеа</i> .	2070			
Common/Tomo	5%	. Inrough	<i>Oui</i>	2060	* *	10	\$3,000	
Copper/Terne Modified Bitumen	40%			2000	\$115,400	10	\$9,400	
Wodiffed Ditumen		g. Extent :	Moderate, Area A		·	10	\$9,400	
	-	: Through	-					
Sloped Glazing	15%			LIFE	* *	5	\$47,200	
Soffits								
Stucco Cement	100%	0-2	\$7,800	2037	* *	5	\$2,000	
	-	-	Extent: Moderate		fected : 20%			
.	Location	: Through	out Roof Overhang					
erior								
Floors Ceramic Tile	5%			2041	* *	5	\$600	
Panel/Paver: Cer/Brk	25%			2041	* *	5	\$6,400	
Vinyl Tile	70%			2037	* *	3	\$4,000	
Interior Walls	, , , ,						ψ.,σσσ	
Folding Partition	10%			2048	* *	5	\$2,200	
Masonry: Brick	90%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%			2037	* *	5	\$2,500	
Exposed Struc: Wood		Now	\$11,500	LIFE	**			
			ents, Extent : Mod					
			Chapel Ceiling Adjo xtent : Moderate, A					
			xtent : Moaerate, A Chapel Ceiling Adj					
Gungum Doord	5%		aper Cennig 11410	LIFE	**	5	\$800	
Gypsum Board Plaster		Now	\$3,200	LIFE	**	5	\$1,200	
1 105101			ents, Extent : Mod			J	φ1,200	
		-	or Corridor	,,	-,,,,,,,0			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2045	* *			
Panel/Paver: Cer/Brk	5%			2048	* *	5	\$300	
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2042	* *	1		
Panelboards						
Molded Case Bkrs	100%	2040	* *	5	\$200	
Wiring						
Thermoplastic	100%	2042	* *	1		
Motor Controllers						
Locally Mounted	100%	2037	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	10%	2032	\$6,000	10	\$700	
	T-8 Lamps And Fixtures, Exte Location: Greenhouse	nt : Light, Area Affo	ected : 100%			
Fluorescent	10%	2032	\$6,000	10	\$700	
	Compact Fluorescent Light, E Location : Hallways	Extent : Light, Area	Affected : 100%			
Incandescent	80%	2032	\$43,300	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2032	\$7,100	10	\$900	
Exit, Battery	50%	2032	\$4,900	10	\$300	
Alarm						
Security System						
No Component	50%					
Generic	50%	2037	* *	1	\$1,400	
	Other Observation, Extent : N	I/A, Area Affected :	100%			
	Location : Hallways					
	Explanation : CCTV Surveil	lance Cameras				

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2042	* *	1		
PRV							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE

Asset #: 64

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Air Handler	90%	2032	\$143,400	1	\$4,200	
Convector/Radiator	10%	2037	* *	1	\$200	
Air Conditioning						
Energy Source						
District Chilled Water	100%	2042	* *	1		
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location: Robitzek Bu	ilding				
	Explanation: Chilled V	Water From Main Chille	rs			
Conversion Equipment						
Split Unit	35%	2037	* *			
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location: Side Yard					
	Explanation: 6 Units.	The Heat Pumps Serve T	The Green House P	ortion Q	f The Building	
No Component	65%					
Terminal Devices						
Air Handler/Cool/Ht	100%	2032	\$57,500	1	\$4,700	
Ventilation			·		·	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,200	
Exhaust Fans						
Interior	100%	2037	* *	2	\$200	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2045	* *	1		
Water Heater With Tanks						
Electric	100%	2030	\$26,400	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2052	* *	1-2	\$2,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : VANDERBILT MEDICAL CENTER

Address : 165 VANDERBILT AVE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : HHC0022.000 / 15088 Yr Built/Renovated : 2018 /

Area Sq Ft : 18,468 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2021 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 534 Lot : 61 BIN : 5013954

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$74,700
Total		\$74,700
Importance Code B		\$74,700
Total		\$74.700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$8,600
Interior Architecture	\$4,000			\$2,900
Electrical	\$800	\$500	\$2,800	\$900
Mechanical	\$800	\$800	\$2,200	\$800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$13,500	\$9,200	\$12,900	\$21,100
Importance Code A				\$8,600
Importance Code B	\$13,100	\$9,200	\$12,900	\$12,500
Importance Code C	\$400			
Total	\$13,500	\$9,200	\$12,900	\$21,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 VANDERBILT MEDICAL CENTER

Asset #: 15088

Architecture		Current Repair Future Replacement		Ma	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	0.50/		LIPE	* *	-	Φ1.C 400	
Masonry: Brick	85%	ervation, Extent : N/A, Area	LIFE		5	\$16,400	
		ervation, Extent : 10/A, Area : e : Throughout	Ајјестеи .	10070			
		tion : This Is Actually A Thin	Brick On	Metal Stud Wall A	ssembly	This Is A	
		Building.	2	1110000 50000 77000 111		17775 10 11	
Metal Panel	5%		2058	* *	5-10	\$6,600	
Window Wall	10%		2058	* *	5	\$7,200	
Windows							
Aluminum	100%		2054	* *	5	\$1,900	
Parapets							
Masonry: Brick	85%		LIFE	**	5	\$1,800	
		ervation, Extent : N/A, Area	Affected :	100%			
		: Throughout	D : 1 0	M . I C. I W II A	1.1	TI: I A	
		tion : This Is Actually A Thin Building.	Brick On	Metal Stud Wall A.	ssembly.	This Is A	
Metal Panel	5%	Buttuing.	2058	* *	5	\$400	
Metal Rail	10%		2049	* *	5-10	\$3,900	
Roof	1070		2017		3 10	ψ5,700	
Modified Bitumen	100%		2040	* *	10	\$27,000	
Soffits							
Metal Panel	100%		2058	* *	5-10		
Interior							
Floors							
Ceramic Tile	5%		2045	* *	5	\$1,300	
Poured Epoxy/Resin	5%		2031	\$74,700		*	
Vinyl Tile	90%		2040	**	3	\$11,700	
		ervation, Extent : N/A, Area	Affected :	100%			
		: Throughout	17:1 7	T:1 - D J			
Interior Walls	Explanal	tion: This Is Actually A Luxu	ry vinyi 1	Ille Proauct.			
Ceramic Tile	5%		2045	* *	5	\$900	
Gypsum Board	95%		LIFE	* *	5	\$9,800	
Ceilings	7570		- LII L			Ψ2,000	
AcousTileSusp.Lay-In	88%		2049	* *	5	\$22,100	
Exposed Struc: Steel	2%		LIFE	* *		¥,- v v	
Gypsum Board	10%		LIFE	* *	5	\$3,100	
Site Enclosure							
Fence/Gates							
Metal: Cage/Fence	100%		LIFE	* *			
Site Pavements			_				
Public Sidewalk			• • • •				
Cast in Place Concrete	100%		2049	* *			
On-Site Walkways	10007		20.40	ala -4-			
Cast in Place Concrete	100%		2049	* *			
Parking/Driveway	1000/		2045	* *			
Asphalt	100%		2045				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 VANDERBILT MEDICAL CENTER

Asset #: 15088

Electrical	Current F	Current Repair Future Replac		e Replacement	placement Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		20.52		_	#100	
Fused Disc Sw	100%	37/4 4	2052	**	5	\$100	
	Other Observation, E Location : Electrica	· ·	ујестеа :	100%			
	Explanation: 2000		ch				
Switchgear / Switchboard	Explanation : 2000	impere main swii	Cri				
Fused Disc Sw	100%		2052	* *	5	\$100	
Raceway						*	
Conduit	100%		2052	* *	1		
Panelboards							
Molded Case Bkrs	100%		2048	* *	5	\$500	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers	1000/		2015	عاد ماد	_	0100	
Locally Mounted	100%		2045	* *	5	\$100	
Ground							
Grounding Devices Not Accessible	100%						
Not Accession	Other Observation, E	Extent : N/A. Area A	ffected :	0%			
	Location : In Crawl	· ·	9,9				
	Explanation : Inacc						
Lighting	•						
Interior Lighting							
LED	100%		2037	* *			
	Other Observation, E		lffected :	100%			
	Location : Through						
T. I.	Explanation : Occup	pancy Sensors Obs	erved				
Egress Lighting	50%		2037	* *	10	¢2.200	
Emergency, Battery Exit, LED	50%		2060	* *	10 1	\$2,200	
Exterior Lighting	3070		2000		1		
LED	30%		2037	* *			
EED	Other Observation, E	xtent : Light, Area		: 100%			
	Location : Outside	-	33				
	Explanation : Contr	rolled Via Timer An	nd Photoc	cell			
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2060	* *	5	\$300	
Alarm			_		_		_
Security System							
No Component	70%		2025	* *		00.100	
Generic Fig. (C. 1) P. (c. 1)	30%		2037	* *	1	\$2,100	
Fire/Smoke Detection	700/						
No Component Generic, Digital	70% 30%		2037	* *	1-3	\$3,500	
Generic, Digital	3070		2037		1-3	\$3,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 VANDERBILT MEDICAL CENTER

Asset #: 15088

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2058	* *	1		
Natural Gas	90%	2058	* *	1		
Air Conditioning						
Energy Source						
Electricity	100%	2054	* *	1		
Conversion Equipment						
Ext Pkg Unit -	95%	2037	* *	2	\$1,100	
Heating/Cooling						
	Other Observation, Extent : N/A, Area	a Affected : 10	00%			
	Location : Roof					
	Explanation: 5 Units.					
Split Unit	5%	2040	* *			
Spin emi	Other Observation, Extent: N/A, Area		00%			
	Location : Main Distribution Frame					
	Explanation: 2 Units.	- ()				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,300	
Exhaust Fans	10070				\$10,000	
Interior	20%	2037	* *	2	\$100	
Roof	80%	2037	* *	2	\$500	
Plumbing	3070	2037			φεσσ	
H/C Water Piping						
Brass/Copper	100%	2058	* *	1		
Water Heater With Tanks	10070					
Gas Fired	100%	2030	\$17,500	2		
Sanitary Piping	10070	2030	Ψ17,500			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LHL		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LITE		1		
Not Accessible	100%					
INOT ACCESSIBLE	Other Observation, Extent: N/A, Area	na Affected · No	/6			
	Location : Elevator Pit	и престеп. 07	·			
	Explanation: 2 Units.					
Backflow Preventer	Explanation . 2 Onlis.					
Generic Generic	100%	2040	* *	1	\$1,100	
Generic	Other Observation, Extent : N/A, Area			1	\$1,100	
	Location: Plumbing Room 117	и Ајјестеи . 10	70/0			
	Explanation: 2 Water Mains.					
Eintrea	Explanation : 2 water Mains.					
Fixtures Generic	1000/					
Jertical Transport	100%					

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 VANDERBILT MEDICAL CENTER

Asset #: 15088

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location: 1st To 2nd Floor					
	Explanation: 2 Units.					
Fire Suppression						
Sprinkler						
Generic	100%	2058	* *	1-2	\$5,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : WOODHULL MEDICAL CENTER AUDITORIUM

Address : 760 BROADWAY @ FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 24,600 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$827,500	
Electrical		\$204,300
Mechanical		\$1,722,900
Total	\$827,500	\$1,927,200
Importance Code A	\$827,500	
Importance Code B		\$1,927,200
Total	\$827,500	\$1,927,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,200			
Interior Architecture	\$36,500		\$7,000	
Electrical	\$14,100	\$2,300	\$2,600	\$2,800
Mechanical	\$50,400	\$14,200	\$9,200	\$8,300
Site Enclosure	\$17,800			
Site Pavements	\$20,200			
Total	\$172,300	\$16,500	\$18,900	\$11,100
Importance Code A	\$33,200			
Importance Code B	\$119,100	\$16,500	\$18,900	\$11,100
Importance Code C	\$19,900			
Total	\$172,300	\$16,500	\$18,900	\$11,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER AUDITORIUM

Asset #: 1002

Architecture	Current Repair	Current Repair Future Replace		М	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	20%	LIFE	* *	5	\$15,600	
	Other Observation, Extent: N/A, Area A					
	Location: North, West, East Side Of F		d			
W 4 ' C 1	Explanation: Sidewalk Sheds And Sco		na. **	1		
Weathering Steel	80% Now \$563,400 Other Observation, Extent: Moderate, 2	LIFE		1		
	Location : All Facades	Area Affectea . 25)	0			
	Explanation: Resealing Under Consti	ruction				
Windows	Explanation : Researing Onder Consti	uction				
Aluminum	100% Now \$192,600	2056	* *	5	\$3,300	
	Unit Inoperable, Extent : Moderate, Are				¥ - y	
	Location : All Facades					
	Other Observation, Extent : Severe, Are	a Affected : 30%				
	Location: Throughout All Facades					
	Explanation : Window Seals Failed					
Parapets						
Masonry: Brick	10%	LIFE	* *	5-10	\$700	
Weathering Steel	90% Now \$5,100	LIFE	**	1		
	Other Observation, Extent: Moderate, .	Area Affected : 25%	0			
	Location: East Side					
Roof	Explanation : Sealant Joints Are Deter	rioraiea				
Metal Panel	35% 0-2 \$71,600	2047	* *			
Wietai i anei	Corrosion/Rusting, Extent: Moderate, 2		6			
	Location : At Canted Returns, Lower F		-			
Skylight, Metal/Glass	5% Now \$19,700	2054	* *			
Skylight, Wetan Glass	Water Penetration, Extent: Moderate, A		ó			
	Location : Second Floor Hallway	33				
Under Construction	60%					
Onder Construction	Other Observation, Extent: N/A, Area A	Affected : 0%				
	Location : Higher Roof	-5,5 = = = = = = = = = = = = = = = = = =				
	Explanation: Under Construction					
Soffits	-					
Weathering Steel	100%	LIFE	* *	1		
Interior						
Floors				-		
Carpet	35%		92,900	3	\$16,000	
Terrazzo	20%	LIFE	**	5	\$9,500	
Vinyl Tile	45%	2039	* *	3	\$5,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER AUDITORIUM

Asset #: 1002

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	10	\$1,900	
Fabric on Framing	10%			2035	* *	5	\$1,900	
Gypsum Board	60%		\$6,500	LIFE	**	5	\$13,700	
	_	_	Extent : Moderate		ffected: 10%			
			um, Second Floor I	-	atad . 200/			
			xtent : Moderate, A um, Second Floor I		ciea : 20%			
DI .			um, secona r toor 1		* *	7.10	ФО ООО	
Plaster	28%			LIFE	* *	5-10	\$9,000	
Ceilings Gypsum Board	75%	Now	\$8,200	LIFE	* *	5	\$28,600	
Gypsuin Board			xtent : Light, Area .		. 20%	3	\$28,000	
			um, Second Floor I		. 2070			
Plaster	25%			LIFE	* *	5-10	\$13,100	
Site Enclosure							4,	
Fence/Gates								
Chain Link	40%			2054	* *			
			Extent : N/A, Area A		100%			
			nd East Side Of Pro	perty				
			er Construction					
Iron Picket	60%			2069	* *			
Retaining Walls	1000/		44-000	• • • • •	de de			
Concrete Masonry Unit	100%		\$17,800	2044	**			
		issing Elen 1 : East Sid	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
S'4. D	Location	i : Easi Sia	<i>е</i> wаік					
Site Pavements Public Sidewalk								
Cast in Place Concrete	80%			2047	* *			
Cast in Place Concrete		Now	\$15,500	2051	* *			
Cast in Frace Concrete			Extent : Moderate		ffected : 50%			
	_	ı : East Sid		,,	,			
	Tripping I	Hazard, Ext	ent : Severe, Area	Affected .	60%			
		ı : Near Fro		55				
On-Site Walkways								
Pavers/Stone		Now	\$4,700	2043	* *			
		_	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
		ı : West Are						
	_	0 0	Extent : Moderate,	Area Aff	fected : 5%			
	Location	ı : West Are	га					

Electrical	Curr	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2044	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical	Cal Current Repair Future Replacement		Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2042	* *	5	\$600	
Wiring						
Thermoplastic	100%	2044	* *	1		
_ighting						
Interior Lighting						
Fluorescent	60%	2029	\$139,400	10	\$11,200	
HID	20%	2029	\$41,700	10	\$100	
LED	20%	2042	* *			
Egress Lighting						
Emergency, Service	50%	2029	\$6,400	1		
Exit, Service	50%	2029	\$3,500	1		
Exterior Lighting						
HID	20%	2029	\$23,500	10		
	Other Observation, Extent : Light Location : Outside Perimeter	••	100%			
	Explanation: Operated Via Time	er				
No Component	80%					
Marm						
Security System						
Generic	100%	2034	\$47,200	1	\$9,200	
	Other Observation, Extent : Mode Location : Exterior And Interior		ted : 100%			
	Explanation: Cameras Security	System				
Fire/Smoke Detection						
Generic, Digital	100%	2034	\$64,900	1-3	\$15,600	
	Other Observation, Extent: Mode		ted : 100%			
	Location : Throughout The Build	-				
	Explanation : Served By System	In Main Building	g			

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	40%	2042	* *	4	\$600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Adjacent To Auditorium					
	Explanation : From Main Building					
Central Plant Steam Piping/Pmp	60%	2044	* *	4	\$600	
1.Pg.1p	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Adjacent To Auditorium					
	Explanation : From Main Building					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

HEALTH AND HOSPITALS CORP. - 819 WOODHULL MEDICAL CENTER AUDITORIUM

Asset #: 1002

Mechanical	Current	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	60%		2034	\$235,000	1	\$7,600	
Fan Coil Unit/Heat	40%		2034	\$206,400	1	\$2,600	
Controls							
Digital	100% Now Other Observation, I Location: Whole E Explanation: Build	Building		\$722,400 ccted : 100%			
Air Conditioning	-						
Distribution							
CW & CHW Wtr Pipe/Pump	100%		2044	* *	4	\$1,000	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Adjacen	t To Auditorium					
	Explanation: Fron	n Main Building					
Terminal Devices							
Air Handler/Cool/Ht	60%		2034	\$242,300	1	\$7,600	
Fan Coil - 4 Pipe	40%		2034	\$316,700	1	\$2,600	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,000	
Exhaust Fans							
Interior	100%		2039	* *	2	\$600	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2047	* *	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%		2032	\$16,700	1-3	\$74,400	
	Other Observation, I		Area Affe	cted: 0%			
	Location : Kitchen						
	Explanation : No K	Kitchen Hood, No A	nsel Syst	em			

Maintenance \$ are aggregated over a 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: 22-Aug-2023 HEALTH AND HOSPITALS CORP. - FY 2024

Asset Name : WOODHULL MEDICAL CENTER MAIN BLDG.

Address : 760 BROADWAY @ FLUSHING AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 1,058,000 Project Type : HEALTH & HOSPITALS CORP.

Date of Survey : 13-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,10,Ph

Block : 1723 Lot : 1 BIN : 3048341

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$57,087,400	\$891,000
Interior Architecture	\$32,594,000	\$6,936,400
Electrical	\$482,100	\$18,711,000
Mechanical	\$1,848,800	\$94,368,800
Site Pavements	\$1,370,000	
Total	\$93,382,300	\$120,907,200
Importance Code A	\$57,087,400	\$891,000
Importance Code B	\$32,835,300	\$119,303,400
Importance Code C	\$3,459,600	\$712,800
Total	\$93,382,300	\$120,907,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$93,100			
Interior Architecture	\$38,700			\$106,400
Electrical	\$135,600	\$172,300	\$182,500	\$192,100
Mechanical	\$673,400	\$414,700	\$687,100	\$458,600
Site Pavements	\$9,000			
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
Total	\$1,087,900	\$725,100	\$1,007,800	\$895,200
Importance Code A	\$187,400	\$94,300	\$94,300	\$94,300
Importance Code B	\$891,500	\$630,800	\$913,500	\$801,000
Importance Code C	\$9,000			
Total	\$1,087,900	\$725,100	\$1,007,800	\$895,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Copper/Terne	2%	2039 **	10	\$38,700	
Masonry: Brick	20%	LIFE **	5	\$330,500	
	Sidewalk Shed in Use, Extent: Severe, A Location: South And North Entrance	**			
Pre-Cast Concrete	5%	LIFE **	5	\$268,500	
Weathering Steel	45% Now \$20,178,400	LIFE **	1		
2	Broken/Missing Elements, Extent : Seve				
	Location: Lower Portion Of Exterior Other Observation, Extent: Severe, Are				
	Location: All Of Facades And Courty				
	Explanation : Gasketed Joints Eroding		na Enom	Commonion In	
	Clouding Adjacent Glass And Deterio		ng rrom	Corrosion is	
Window Wall	28% Now \$4,309,000	2054 **	5	\$433,800	
window wan	Glazing Clouded, Extent : Severe, Area		3	ψτ33,000	
	Location: All Of Facades And Courty				
	Caulking Deteriorated, Extent: Severe,				
	Location: All Of Facades And Courty				
	Water Penetration, Extent : Severe, Area				
	Location: East Stair Near Entrance				
Windows					
Aluminum	90% Now \$6,779,700	2059 **	5	\$69,600	
	Caulking Deteriorated, Extent : Severe,	Area Affected : 25%			
	Location: All Of Facades And Courty	vard Elevations			
	Unit Inoperable, Extent : Light, Area Aj	fected : 100%			
	Location : Various Locations Through	nout			
	Water Penetration, Extent: Moderate, A	Area Affected : 10%			
	Location: South Facade				
	Other Observation, Extent : Severe, Are	ea Affected : 50%			
	Location: Throughout				
	Explanation : All Skylights Have Wate	er Leaks.			
Metal Louvers	10% 0-2 \$175,300	2043 **			
	Corrosion/Rusting, Extent : Severe, Are	a Affected : 70%			
	Location : Various Locations Through	out			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	5%			LIFE	* *	5-10	\$17,000	
Masonry: Brick	20%			LIFE	* *	5-10	\$85,000	
Metal Panel	15%	0-2	\$77,600	2044	* *	5	\$18,000	
	Corrosion	/Rusting, E.	xtent : Moderate, A	lrea Affe	cted : 50%			
	Location	i : Through	out					
Metal Rail	20%	Now	\$42,700	2039	* *	5	\$88,200	
	Corrosion	/Rusting, E.	xtent : Moderate, A	lrea Affe	cted : 25%			
	Location	: At Pitch	Pockets And Botton	n Rail				
Metal: Cage/Fence	10%	Now	\$30,300	2039	* *	5	\$20,000	
<u>e</u>	Corrosion	Rusting, E.	xtent : Moderate, A	lrea Affe	cted : 50%		. ,	
	Location	: Interior	Courtyards					
Weathering Steel	30%	Now	\$99,000	LIFE	* *	1		
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 50%			
	Location	ı : Lower W	ing At West Side					
	Explana	tion : Joints	s Are Deteriorated					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Roof	250/ NI \$277.500	1100 **			
Cast in Place Concrete	25% Now \$377,500 Caulking Deteriorated, Extent: Modera Location: Exterior Parking Area Water Penetration, Extent: Severe, Area Location: Expansion Joint At Entrance	tte, Area Affected : 10% Affected : 5%			
	Other Observation, Extent : Severe, Area Location : Parking Garage Area	0 0			
	Explanation: Building Seismic Joints	Leaks			
IRMA/Protected Membrane	35% Now \$3,731,300	2044 **			
	Broken Paver Blocks, Extent : Moderate Location : Perimeter Blocks	e, Area Affected : 15%			
	Other Observation, Extent: Light, Area Location: 10th Floor Roof				
36 (1D) 1	Explanation: Roof Drains And Variou				
Metal Panel	5% 4+ \$6,600 Other Observation, Extent: Moderate, A Location: Throughout Explanation: Staining	2039			
Modified Bitumen Single Ply Membrane	5% 15% Now \$1,384,800 Adhesion Failure, Extent: Severe, Area	2039 ** 2044 ** Affected: 30%	10	\$22,000	
	Location: Mechanical Penthouse Tow Ponding, Extent: Severe, Area Affected Location: Mechanical Penthouse Tow Water Penetration, Extent: Moderate, A Location: Mechanical Penthouse Tow	: 5% vers lrea Affected : 5%			
Skylight, Metal/Glass	15% Now \$18,991,100 Glazing Clouded, Extent: Severe, Area Location: All Skylights	2064 * * Affected : 40%			1
	Water Penetration, Extent : Severe, Area Location : All Skylights	a Affected : 100%			
Soffits					
Metal Panel	25% Corrosion/Rusting, Extent : Moderate, A Location : Various Locations Through		5-10	\$56,100	
Weathering Steel	75% Now \$611,600 Other Observation, Extent: Severe, Area Location: Various Locations Through Explanation: Corrosion, Rusting		1		

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture	Current Repair		Futur	e Replacement	M					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Floors										
Asphalt Poured	_	Now	\$5,274,000	2051	* *	5	\$58,100			
		0	ents, Extent : Seve		Affected : 60%					
	Location : Emergency Area, Driveway Area									
	Cracking/Crumbling, Extent: Severe, Area Affected: 60%									
	Location	n : Emerger	icy Area, Driveway	Area						
	Water Per	netration, E	xtent : Severe, Area	Affected	! : 60%					
	Location	n : Emerger	icy Area, Driveway	Area, M	echanical Area					
Cast in Place Concrete	15%	1		LIFE	* *	5	\$1,016,000			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%					
	Location: Parking Garage Area									
	Drains Clogged, Extent: Severe, Area Affected: 30%									
	Location : Parking Garage Area									
	Other Observation, Extent: N/A, Area Affected: 40%									
	Location	Location : Parking Garage Area								
	Explana	tion : Buila	ling Seismic Joint L	eaking						
Ceramic Tile	5%	l		2030	\$4,462,600	5	\$77,400			
Terrazzo	10%	0-2	\$296,000	LIFE	* *	5	\$120,900			
	Horizonta	ıl Cracks, E	xtent : Light, Area	Affected	: 2%		•			
	Location	n : Hallway	s Typical							
Vinyl Tile	55%	2-4	\$14,430,900	2042	* *	3	\$319,300			
,			Extent : Light, Are		ed : 10%		* /			
		n : Hallway		00						
	Water Penetration, Extent : Severe, Area Affected : 40%									
			nt, First Floor, 10th							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$254,600	
Ceramic Tile	5%			2037	* *	5	\$101,800	
Concrete Masonry Unit	10%			LIFE	* *	5	\$162,900	
Fiberglass Panel	20%			LIFE	* *	10	\$101,800	
			Extent : N/A, Area A	Iffected :	100%			
		: Through		D	n I:			
		tion: Inis I	Is For Hard Plastic				******	
Gypsum Board	35%			LIFE	* *	5-10	\$1,211,800	
Gypsum Board	5%		\$874,100	LIFE	* *	5	\$61,100	
		0	ents, Extent : Seve	re, Area .	Affected : 20%			
		: Room 2i						
	_	Crumbling, 1 : Room 2i	Extent : Severe, A	rea Affec	eted : 20%			
			Extent : Severe, Are	a Affacta	d · 100%			
			Air Plenum	и Ајјесте	u . 10070			
	Explana	tion : Deter	riorated Condition,	Dust Ali	l Over			
Masonry: Brick	5%	Now	\$396,600	LIFE	* *			
J	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: East Stat	ir Near Main Entra	ınce				
Plaster	15%	Now	\$152,000	LIFE	* *	5	\$91,600	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 2%			
	Location	: Various I	Locations Through	out				
	Water Pen	etration, E	xtent : Severe, Area	a Affected	d : 2%			
	Location	: A Corria	lor Block 1 And 3					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTile,Adhered		Now	\$284,300	2039	* *	5	\$216,000	
			e, Extent : Light, Ar	ea Affect	'ed : 5%			
		: Tenth Fl		1.00	1 50/			
	_	_	Extent : Light, Are	ea Affecti	ed: 3%			
		: Tenth Fl						
Exposed Struc: Concrete	_	Now	\$590,800	LIFE	**	5	\$12,100	
			Extent : Severe, A					
			nt Below Emergenc					
			xtent : Severe, Area			D 1	E.	
	Room Ro		t Gasoline, Water,	Fire Pun	ip, And Boiler Roo	m Below	Emergency	
Exposed Struc: Steel	10%	···· <i>P</i>		LIFE	* *	10	\$308,500	
Exposed Struc: Steel	3%	Now	\$227,400	LIFE	* *	10	ψ500,500	
Enposed Strue. Steel			xtent : Severe, Area		d : 5%			
		_	ted Metal Decking			bulance I	Ramp, Visible	
		e Generato			0			
Exposed Struc: Steel	2%	Now	\$7,581,200	LIFE	* *			
	Corrosion	Rusting, E	xtent : Severe, Ared	a Affected	d : 100%			
	Location	: 2nd Floo	or Garage					
			Extent : Severe, Are		d : 100%			
			or Garage Parking					
	Explana	tion : Struc	tural Beam Rusting	g Due To	Water Penetration			
Gypsum Board	27%	Now	\$149,000	LIFE	* *	5	\$520,600	
			Extent: Severe, A.	rea Affec	ted : 3%			
			oor Under Ramp					
			xtent : Severe, Area					
	Location	: Third Fl	oor Under Ramp, V	arious L	ocations Througho	ut		
Metal Panel	10%	Now	\$104,500	LIFE	* *	5	\$192,800	
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 25%			
	Location	: 4th Floo	r Parking Garage					
Plaster	15%	Now	\$143,900	LIFE	* *	5	\$144,600	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: A Corrid	lor Block 1 And 3					
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Masonry: Brick	100%			2054	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Current l	Repair	Futu	re Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
,						
• • • • • • • • • • • • • • • • • • • •			·	*		
0 0			ted: 100%			
	**	_	100/			
** 0		Affected .	: 10%			
Location : Front Er	itry Area					
700/ 2.4	#0.000	2020	¥	•		
	. ,			~		
		-	ijeciea : 5%			
	Localions Inrough					
	16 1			*		
0		rea Affec	cted: 10%			
	•	C4-1.	100/			
		jjeciea :	10%			
· ·		On Coin	~			
Explanation : Cons	truction Activities (on Going	3			
85% 2-4	\$77.800	2043	*	*		
			ffected · 15%			
0 0			jecica . 1570			
	-					
-		2040	*	*		
	. ,		d · 100%			
		. 11,,, eete	a. 100/0			
	-	n An Old	d Oil Spill			
	70% 30% Now Cracking/Crumbling, Location: Front En 70% 2-4 Cracking/Crumbling, Location: Various: 30% Sinking/Subsiding, E. Location: Front En Other Observation, E. Location: Emerger Explanation: Cons 85% 2-4 Cracking/Crumbling, Location: Various: Staff Pan Location: Staff Pan 15% Now Other Observation, E. Location: West Sid	70% 30% Now \$606,000 Cracking/Crumbling, Extent: Severe, And Location: Front Side And Staff Parking Tripping Hazard, Extent: Severe, Area And Location: Front Entry Area 70% 2-4 \$9,000 Cracking/Crumbling, Extent: Moderate Location: Various Locations Throughted 30% Sinking/Subsiding, Extent: Moderate, And Location: Front Entry Area Other Observation, Extent: N/A, Area And Location: Emergency Ramp Area Explanation: Construction Activities of Cracking/Crumbling, Extent: Moderate Location: Various Locations Throughted Potholes, Extent: Moderate, Area Affect Location: Staff Parking Area 15% Now \$686,200 Other Observation, Extent: Severe, Area Location: West Side Parking Area	70% 2-4 \$9,000 2039 Cracking/Crumbling, Extent: Severe, Area Affected Location: Front Entry Area 70% 2-4 \$9,000 2039 Cracking/Crumbling, Extent: Moderate, Area Affected Location: Various Locations Throughout 30% 2043 Sinking/Subsiding, Extent: Moderate, Area Affected: Location: Front Entry Area Other Observation, Extent: N/A, Area Affected: Location: Emergency Ramp Area Explanation: Construction Activities On Going 85% 2-4 \$77,800 2043 Cracking/Crumbling, Extent: Moderate, Area Affected: Location: Various Locations Throughout 85% 2-4 \$77,800 2043 Cracking/Crumbling, Extent: Moderate, Area Affected: Some Location: Various Locations Throughout Potholes, Extent: Moderate, Area Affected: 5% Location: Staff Parking Area 15% Now \$686,200 2049 Other Observation, Extent: Severe, Area Affected Location: West Side Parking Area	70% 2039 * 30% Now \$606,000 2054 * Cracking/Crumbling, Extent: Severe, Area Affected: 100% Location: Front Side And Staff Parking Side Tripping Hazard, Extent: Severe, Area Affected: 10% Location: Front Entry Area 70% 2-4 \$9,000 2039 * Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Various Locations Throughout 30% 2043 * Sinking/Subsiding, Extent: Moderate, Area Affected: 10% Location: Front Entry Area Other Observation, Extent: N/A, Area Affected: 10% Location: Emergency Ramp Area Explanation: Construction Activities On Going 85% 2-4 \$77,800 2043 * Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Various Locations Throughout Potholes, Extent: Moderate, Area Affected: 5% Location: Staff Parking Area 15% Now \$686,200 2049 * Other Observation, Extent: Severe, Area Affected: 100%	% of Total Fail Date Estimated Cost Year Estimated Cost (Years) Cycle Total (Years) Estimated Cost Cycle (Yrs)	Now Sold S

Electrical	Current Repair	Future Rep	placement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Inder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2054	* *	5	\$2,800		
	Other Observation, Extent : Light, Area Location : Basement	Affected : 100	9%				
	Explanation : Four 4,000 Ampere Fee	ds Bus Ducts					
Fused Disc Sw	50%	2054	* *	5	\$2,300		
	Other Observation, Extent: Moderate, A	Area Affected :	100%				
	Location: Basement						
	Explanation : Two 5,000 Ampere Feed Manual Transfer Switches	s Normal Side	of Emergeno	cy Power	System Via		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Note:

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2039	* *	5	\$3,900	
	Other Observation, Ext	ent : Light, Area A	1ffected	: 100%			
	Location : Every Othe	er Floor, Basemen	t And 1s	st Floor			
	Explanation : Step Do	own Transformers	Differen	nt Rating			
Switchgear / Switchboard							
Air Circuit Breaker	20%		2054	* *	5	\$1,100	
Fused Disc Sw	80%		2044	* *	5	\$3,600	
Raceway							
Busway	50%		2039	* *	1		
Conduit	50%		2044	* *	1		
Panelboards							
Fused Disc Sw	20%		2050	* *	5	\$4,900	
Molded Case Bkrs	80% Now	\$23,800	2033	\$1,191,700	5	\$11,100	
	Mech. Misoperation, Ex	xtent : Moderate, .	Area Afj	fected : 50%			
	Location: Basement						
	Suspect Water Damage,	, Extent : Modera	te, Area	Affected : 50%			
	Location: Basement						
Wiring							
Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	70%		2032		5	\$5,000	
Motor Control Center	20%		2032	\$535,700	5	\$5,800	
Variable Frequency	10%		2047	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$31,100	
	Other Observation, Ext			: 100%			
	Location : Flushing A	venue Water Mair	1				
	Explanation : Main W	Vater Pipe					
Stand-by Power							
Transfer Switches							
Automatic	40%		2032	\$128,800	1	\$130,200	
Automatic	60%		2047	* *	1	\$195,300	

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Electrical	Current Repair	Futur	e Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power										
Generators										
Diesel	40%	2030		1	\$163,900					
	Other Observation, Extent : Light, Area		: 100%							
	Location: Generator Room In Basema	ent								
	Explanation: Two 1,500 Kilowatt									
Diesel	20%	2037	* *	1	\$81,900					
	Other Observation, Extent : Light, Area	Affected	: 100%							
	Location : Outdoor Side Yard									
	Explanation: One 1,000 Kilowatt									
Gasoline	40%	2037	* *	1	\$163,900					
	Other Observation, Extent : Light, Area	Affected	: 100%							
	Location: Outdoor Side Yard									
	Explanation: Two 1,850 Kilowatt									
Batteries										
Lead/Acid	40%	2027	\$1,000	5	\$15,700					
	Other Observation, Extent : Light, Area	Affected	: 100%							
	Location: Basement									
	Explanation : Serves Indoor Generato	rs								
Lead/Acid	60%	2027	\$1,500	5	\$23,500					
	Other Observation, Extent : Light, Area	Affected	: 100%							
	Location : Outdoor Side Yard									
	Explanation: Serves Outdoor Genera	tors								
Fuel Storage										
Day Tank	20%	2042	* *	5						
	Other Observation, Extent : Light, Area	Affected	: 100%							
	Location: Generator Room									
	Explanation: Two 275 Gallon									
Day Tank	30%	2042	* *	5						
	Other Observation, Extent : Light, Area	Affected	: 100%							
	Location: Outdoor Side Yard									
	Explanation: Three 1,000 Gallon									
Main Tank	20%	2049	* *	5						
	Other Observation, Extent : Light, Area		: 50%							
	Location : Underground									
	Explanation : 15,000 Gallon Unit Ser	es Indoo	r Generators							
Main Tank	30%	2049	* *	5						
	Other Observation, Extent : Light, Area		: 100%	2						
	Location: Basement									
	Explanation: Two 4,000 Gallon Units	Serve Or	utdoor Generators							

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Electrical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	60%	2034	\$9,875,400	10	\$582,200				
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 3% Location : Throughout								
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 97%								
	Location : Throughout								
LED	40%	2042	* *						
Egress Lighting									
Emergency, Service	50%	2034	\$333,200	1					
Exit, Service	50%	2034	\$233,200	1					
Exterior Lighting									
HID	20%	2029	\$1,009,500	10	\$600				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Exterior Perimeter								
	Explanation: Operated By	Timer And Photocel	17						
No Component	80%								
Lightning Protection									
Arresters/Cabling									
Generic	100%	2037	* *	5	\$4,600				
Alarm									
Security System					**				
Generic	· ·	203,100 2029	\$2,030,700	1	\$355,600				
	Other Observation, Extent : N	Aoderate, Area Affe	cted : 100%						
	Location: Throughout								
=	Explanation : Existing Cam	eras Obsolete And I	Not Compatible Wi	ith New S	System				
Fire/Smoke Detection	1000/ 31	270.000 2024	#2.700.400	1.2	Φ 502 7 00				
Generic, Digital		279,000 2034	\$2,790,400	1-3	\$592,700				
	Malfunctioning, Extent: Seve		10%						
	Location: Throughout The	Duilaing							

Mechanical	Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2044	* *	1		
Fuel							
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location : Boiler Re	oom					
	Explanation: 150,0	000 Gallon Capacit	v Of No.	2 In Underground	Tanks		
Conversion Equipment							
Heat Exchanger, Plate &	20%		2043	* *	1	\$104,600	
Frame							
Steam Boiler	80%		2039	* *	1	\$838,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution			***	2012			006400	
Hot Wtr Piping/Pump			\$23,700 Ioderate, Area Affeo ical Room	2042 cted : 10	**	4	\$26,100	
Central Plant Steam	50%	ı		2044	* *	4	\$26,100	
Piping/Pmp								
Terminal Devices								
Air Handler	50%			2029	\$10,178,600	1	\$327,100	
Convector/Radiator	20%			2039	* *	1	\$68,300	
Fan Coil Unit/Heat	30%			2034	\$8,046,300	1	\$102,500	
Controls								
Digital	100%			2029	\$31,069,000			
Air Conditioning								
Energy Source								
Electricity	80%			2050	* *	1		
Steam/HW System	20%			2044	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	20%			2030	\$7,020,100	1	\$229,000	
	Location	n : Boiler R	Extent : Light, Area oom its On Extended Lij		: 100%			
Centrifugal, Elec Chiller	R-134a Re	efrigerant, .	Extent : Light, Area Plant 4 Units	2043 Affected	* * d : 100%	1	\$858,700	
Exterior Pkg Unit - Cooling	5%	l		2034	\$593,100	2	\$3,200	
Cooming	Location	servation, E n : Various tion : Split	Extent : Light, Area Units	Affected	: 100%			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	2-4	\$174,900	2044	* *	4	\$52,100	
1 1		, Extent : Li n : Various	ight, Area Affected	: 10%				
Terminal Devices								
Air Handler/Cool/Ht	50%			2034	\$10,495,200	1	\$327,100	
Fan Coil - 4 Pipe	50%			2034	\$20,573,800	1	\$170,900	
Heat Rejection	2070				+====================================		\$ 1 7 0,7 00	
Dry Cooler	5%			2034	\$248,200	2	\$36,800	
Water Cooling Tower	95%			2035	**	2	\$1,011,500	
Ventilation	75/0			2033			Ψ1,011,500	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$934,100	
Ductwork/Diffusers	100/0			ин п		4-3	Ψ/3π,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Mechanical	Current Repair	Future Replacement	М	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation Exhaust Fans Interior	100% 2-4 \$479,800 Obsolete Equipment, Extent : Severe, A Location : Vibration Eliminators	2029 \$4,797,800 rea Affected : 20%	2	\$25,900		
lumbing H/C Water Piping						
Brass/Copper	100% 0-2 \$277,900 Leak Evident, Extent : Light, Area Affec Location : Various	2044 ** cted : 10%	1			
Water Heater With Tanks Electric	1% Other Observation, Extent : Light, Area Location : Mechanical Room Explanation : One 85 Gallon And On		4			
No Component	99%					
HW Heat Exchanger High Temp	100%	2044 **	4	\$104,600		
Sanitary Piping Cast Iron	100% 2-4 \$272,500 Leak Evident, Extent : Light, Area Affec Location : Various	LIFE ** cted : 10%	1			
Storm Drain Piping Cast Iron	100% 2-4 \$381,500 Corroded, Extent : Moderate, Area Affa Location : Parking Garage And Base		1			
Sump Pump(s) Non-Submersible	100%	2039 **	4	\$22,300		
Sewage Ejector(s) Electric	100%	2034 \$566,400	4	\$63,200		
Backflow Preventer No Component Generic	50% 50% Other Observation, Extent : Light, Area Location : Basement Explanation : Sprinkler	2034 \$241,600 a Affected : 50%	1	\$32,400		
Fixtures Generic	100%					
ertical Transport Elevators						
Geared Traction	90% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ten Units From 1st To 8th Floor, Four Units From 1st To 10th Floor Explanation: 14 Units In Which 4 Units Serve Auditorium					
Hydraulic	10% Other Observation, Extent: Light, Area Location: 1st To 3rd Floor Explanation: One Unit	LIFE **				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2726

Mechanical	Current Repair	Future Rep	olacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost Cycl (Yr		Priority
Fire Suppression					
Standpipe					
Generic	100%	2054	** 1-5	\$533,400	
Sprinkler					
Generic	100%	2054	** 1-2	\$296,400	
Fire Pump					
Generic	100%	2037	** 1	\$197,600	
Chemical System					
No Component	98%				
Generic	2%	2032	\$900 1-3	\$4,200	
	Other Observation, Extent:	Other Observation, Extent : Moderate, Area Affected : 100%			
	Location: Kitchen				
	Explanation : Kitchen Hoo	od Covers 56 Square Feet	(14x4). Ansel Syste	m.	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

5,100

5,100

120,600

120,600

1,000

1,000

HEALTH AND HOSPITALS CORP. - 819

Project: HEALTH & HOSPITALS CORP.

SEA VIEW HOSPITAL, REHAB CTR. BLDG 13

SEA VIEW HOSPITAL, REHAB CTR. BLDG 32

988

990

CAPITAL		F`	/ 2025 - 2028		FY 2029 - 2034 900,900	
Miscellar	neous Buildings		1,140,000			
EXPENSE	E	FY 2025	FY 2026		FY 2027	FY 2028
Miscellar	neous Buildings	33,400	15,000		20,200	17,300
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
44	SEA VIEW HOSPITAL, RE	EHAB CTR. BLDG		6,300	759,700	32,000
46	SEA VIEW HOSPITAL, RE HOUSE	EHAB CTR. NEW BC	ILER	2,326	280,500	11,800
66				6,300	759,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.