

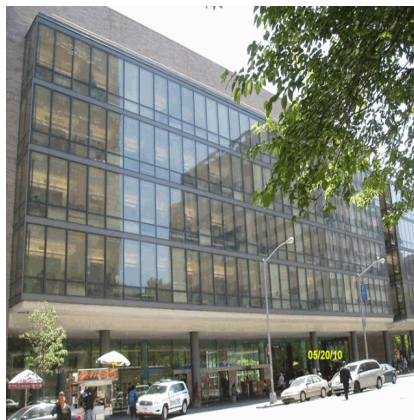
Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL AMBULATORY CARE BUILDING  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.130 / 13727 **Yr Built/Renovated** : 2005 / 2013  
**Area Sq Ft** : 207,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$872,200	\$862,000
Interior Architecture	\$740,000	\$309,500
Electrical		\$1,533,900
Mechanical	\$51,300	\$51,300
<b>Total</b>	<b>\$1,663,400</b>	<b>\$2,756,600</b>
Priority A	\$872,200	\$862,000
Priority B	\$497,200	\$1,708,100
Priority C	\$294,100	\$186,600
<b>Total</b>	<b>\$1,663,400</b>	<b>\$2,756,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$54,100	\$27,500	\$1,100	
Interior Architecture	\$60,100		\$37,400	
Electrical	\$44,500	\$30,200	\$18,300	\$18,300
Mechanical	\$84,300	\$53,400	\$61,900	\$58,300
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$272,600</b>	<b>\$140,600</b>	<b>\$148,200</b>	<b>\$106,200</b>
Priority A	\$54,100	\$27,500	\$1,100	
Priority B	\$158,400	\$113,100	\$109,800	\$106,200
Priority C	\$60,100		\$37,400	
<b>Total</b>	<b>\$272,600</b>	<b>\$140,600</b>	<b>\$148,200</b>	<b>\$106,200</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	42%			LIFE	**	5	\$197,500	A
Masonry: Granite	5%	0-2	\$69,000	LIFE	**	5	\$8,800	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2045	**	5-10	\$80,800	A
Pre-Cast Concrete	3%			LIFE	**	5	\$45,900	A
Stucco Cement	7%			2042	**	5	\$41,200	A
Window Wall	38%			2051	**	5	\$335,100	A
Windows								
Aluminum	95%			2047	**	5	\$3,200	A
Metal Louvers	5%			2038	**	10	\$1,100	A
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5-10	\$16,600	A
Masonry: Brick	35%	Now	\$3,500	LIFE	**	5	\$3,000	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Base Flashing Loose On The South Wall								
Metal Rail	5%			2042	**	5-10	\$7,800	A
Pre-Cast Concrete	5%			LIFE	**	5	\$5,400	A
Stucco Cement	20%			2042	**	5	\$4,500	A
Roof								
IRMA/Protected Membrane	65%	Now	\$11,800	2030	**			A
Paver Block Ballast, Extent : Moderate, Area Affected : 50%								
Location : Lower Roof								
Vegetation Growth, Extent : Light, Area Affected : 100%								
Location : Lower Roof Adjacent To Generator								
Sloped Glazing	35%			LIFE	**	5	\$1,073,700	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$67,200	C
Ceramic Tile	5%			2038	**	5	\$15,400	C
Granite Panels	25%			LIFE	**	5	\$115,200	C
Traffic Topping	5%			2030	**	5	\$19,200	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Refers To Epoxy Paint With Sand								
Vinyl Tile	60%			2033	**	3	\$69,100	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	10	\$13,300	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Penthouse								
Explanation : Wall Location								
Ceramic Tile	5%			2038	* *	5	\$13,300	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$10,600	C
Glass: Single Pane	2%			LIFE	* *	5	\$8,000	C
Gypsum Board	81%			LIFE	* *	5-10	\$365,500	C
Masonry: Brick	5%			LIFE	* *	10	\$4,000	C
Ceilings								
AcousTileSusp.Lay-In	30%			2038	* *	5	\$92,200	B
Exposed Concrete	15%			LIFE	* *	5-10	\$57,600	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement And Mechanical Space								
Explanation : Ceiling Location								
Exposed Struc: Steel	5%			LIFE	* *	10	\$30,700	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement And Penthouse								
Explanation : Ceiling Location								
Exposed Struc: Steel	30%			LIFE	* *	10	\$184,300	B
Other Observation, Extent : Light, Area Affected : 30%								
Location : At Entrance Lobby								
Explanation : Space Frame								
Gypsum Board	20%			LIFE	* *	5-10	\$211,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	* *	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4-4000 Amps For A,B,C,D / 1-4000 Amps For Fire Pump, 2-4000 Amps A B 2 & A B 3, 3-4000 Amps Alternate & 1-4000 Spare								
Transformers								
Dry Type	100%			2042	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Multiplelocations								
Explanation : 5- 150 Kva 480hv-028/120lv								
Switchgear / Switchboard								
Fused Disc Sw	30%			2051	* *	5	\$300	B
Molded Case Bkrs	70%			2055	* *	5	\$3,800	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	90%			2051	**	1		B
Conduit	10%			2055	**	1		B
Panelboards								
Fused Disc Sw	10%			2047	**	5	\$500	B
Molded Case Bkrs	85%			2047	**	5	\$4,600	B
Molded Case Bkrs	5%			2050	**	5	\$300	B
Wiring								
Thermoplastic	95%			2051	**	1		B
Thermoplastic	5%			2055	**	1		B
Motor Controllers								
Locally Mounted	20%			2042	**	5	\$300	B
Motor Control Center	50%			2042	**	5	\$2,800	B
Variable Frequency Drive	30%			2045	**			B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,100	B
Stand-by Power								
Transfer Switches								
Automatic	90%			2042	**	1	\$57,300	B
	Other Observation, Extent : Moderate, Area Affected : 90%							
	Location : Throughout							
	Explanation : 8 Units For The Building							
Automatic	10%			2042	**	1	\$6,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 2 Units For Fire Pump							
Generators								
Diesel	100%			2038	**	1	\$80,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : One 900 Kw							
Batteries								
Nickel Cadmium	100%			2020	\$700	5	\$46,100	B
Fuel Storage								
Day Tank	50%			2047	**	5	\$14,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Penthouse							
	Explanation : One 250 Gallons							
Main Tank	50%			2040	**	5	\$2,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 15,000 Gallons - Shared With Building Z							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	84%			2033	* *	10	\$159,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2035	* *	10	\$19,000	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2035	* *	10	\$9,500	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
LED	1%			2035	* *			B
<b>Egress Lighting</b>								
Emergency, Service	5%			2035	* *	1		B
Emergency, Service	55%			2033	* *	1		B
Exit, LED	5%			2065	* *	1		B
Exit, Service	35%			2033	* *	1		B
<b>Exterior Lighting</b>								
HID	100%			2033	* *	10	\$600	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2025	\$310,700	1	\$38,700	B
<b>Fire/Smoke Detection</b>								
No Component	50%							D
Generic, Analog	50%			2025	\$1,063,700			B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Main Building 9th Flr							
	Explanation : Alarm Control System Located At Main Bldg							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2045	* *	1		B
<b>Conversion Equipment</b>								
Heat Exchanger	20%			2034	* *	1	\$20,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Serves Perimeter Heat							
Pres. Reducing Valve/LP Steam	80%			2034	* *	5	\$9,800	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	20%			2041	**	4	\$3,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Serves Perimeter Heat							
Steam Piping/Pump	80%			2045	**	4	\$12,200	B
Terminal Devices								
Air Handler	80%			2030	**	1	\$102,400	B
Convactor/Radiator	20%			2038	**	1	\$13,400	B
Air Conditioning								
Energy Source								
Electricity	2%			2041	**	1		B
No Component	98%							D
Conversion Equipment								
Ext Pkg Unit - Cooling	2%			2030	**	2	\$300	B
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Roof							
	Explanation : Split Units							
No Component	98%							D
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$15,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building H							
	Explanation : Chilled Water From Adjacent Building							
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$128,000	B
Heat Rejection								
Remote Air Cond	2%			2030	**	2	\$2,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : R-22							
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$182,800	B
Exhaust Fans								
Interior	90%			2030	**	2	\$5,700	B
Roof	10%			2030	**	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		B
HW Heat Exchanger								
Low Temp	100%			2051	**	4	\$20,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$12,700	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) B-4, (3) G-4							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$104,400	B
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$58,000	B
	Fire Pump								
	Generic	100%			2038	* *	1	\$38,700	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL BLDG A  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.020 / 71 **Yr Built/Renovated** : 1940 / 2013  
**Area Sq Ft** : 325,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,10,p  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$991,400	\$988,600
Interior Architecture	\$819,800	\$1,480,000
Electrical	\$259,200	\$4,347,900
Mechanical	\$165,300	\$3,915,000
<b>Total</b>	<b>\$2,235,600</b>	<b>\$10,731,500</b>
Priority A	\$991,400	\$988,600
Priority B	\$629,500	\$8,353,100
Priority C	\$614,700	\$1,389,900
<b>Total</b>	<b>\$2,235,600</b>	<b>\$10,731,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$18,900		\$27,700	\$5,200
Interior Architecture	\$118,900		\$43,000	\$53,400
Electrical	\$13,600	\$13,600	\$14,000	\$17,300
Mechanical	\$70,400	\$45,100	\$43,400	\$56,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
<b>Total</b>	<b>\$261,400</b>	<b>\$98,200</b>	<b>\$167,600</b>	<b>\$171,600</b>
Priority A	\$18,900		\$27,700	\$5,200
Priority B	\$155,100	\$98,200	\$125,800	\$113,000
Priority C	\$87,400		\$14,100	\$53,400
<b>Total</b>	<b>\$261,400</b>	<b>\$98,200</b>	<b>\$167,600</b>	<b>\$171,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	2%	Now	\$88,100	2045	**			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : North West Corner Of East Wing							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : West Facade							
Masonry: Brick	40%	Now	\$557,600	LIFE	**	5	\$186,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Courtyard							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
Masonry: Brick	30%			LIFE	**	5	\$279,400	A
Masonry: Granite	5%	0-2	\$54,600	LIFE	**	5	\$17,500	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Masonry: Limestone	3%			LIFE	**	5	\$21,000	A
Metal Panel	15%			2045	**	5-10	\$480,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$151,300	A
Windows								
Aluminum	100%			2041	**	5	\$76,300	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$11,600	A
Masonry: Brick	80%	Now	\$37,500	LIFE	**	5	\$6,500	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, East Facade, West Facade							
	Worn/Eroded, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Metal Panel	5%			2045	**	5	\$1,600	A
Metal Rail	10%			2038	**	5-10	\$14,800	A
Roof								
Copper/Terne	5%			2040	**	10	\$15,600	A
Modified Bitumen	25%			2030	**	10	\$31,200	A
Paver: Asphalt	10%			2028	**	10	\$18,700	A
Roll Roofing	5%			2024	\$25,600	5	\$10,400	A
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Bulkheads Over Main Roof							
	Explanation : Refers To Green Painted Roofing Covering Roof Top Bulkheads							
Single Ply Membrane	55%			2030	**	10	\$68,600	A

**Interior**

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2021	\$477,600	3	\$75,400	C
Ceramic Tile	5%			2034	**	5	\$18,900	C
Granite Panels	5%			LIFE	**	5	\$28,300	C
Sheet Vinyl/Rubber	5%			2030	**	5	\$28,300	C
Terrazzo	20%	0-2	\$173,900	LIFE	**	5	\$58,900	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Traffic Topping	5%			2025	\$232,100	5	\$23,600	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : (2) Part Epoxy Paint Finish With Sand Mix								
Vinyl Tile	20%			2025	\$929,000	3	\$37,700	C
Vinyl Tile	30%			2030	**	3	\$42,400	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$31,500	C
Gypsum Board	25%	0-2	\$32,400	LIFE	**	5	\$94,400	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Granite Panels	5%			LIFE	**	10	\$12,600	C
Plaster	40%			LIFE	**	5-10	\$214,000	C
SGFT/Glazed Masonry	25%	Now	\$302,300	LIFE	**			C
Broken/Missing Elements, Extent : Light, Area Affected : 75%								
Location : Various Locations At The Basement Level								
Ceilings								
AcousTile,Adhered	10%			2030	**	5	\$28,800	B
AcousTileSusp.Lay-In	15%			2038	**	5	\$43,300	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$14,400	B
Exposed Concrete	15%			LIFE	**	5-10	\$54,100	B
Gypsum Board	5%			LIFE	**	5-10	\$49,600	B
Plaster	50%			LIFE	**	5-10	\$247,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2055	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Electrical Room								
Explanation : Two 4000 Amps Main Disconnect Switch								
Air Circuit Breaker	50%			2055	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Electrical Room								
Explanation : Two 2500 Amps Main Disconnect Switch								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2045	* *	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room &amp; Electrical Closet</i>								
<i>Explanation : Two 300 Kva &amp; Eight 30 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$8,600	B
Raceway								
Conduit	80%			2025	\$229,100	1		B
Conduit	20%			2055	* *	1		B
Panelboards								
Fused Disc Sw	5%			2050	* *	5	\$400	B
Fused Disc Sw	5%			2024	\$14,400	5	\$400	B
Molded Case Bkrs	80%			2024	\$230,600	5	\$6,900	B
Molded Case Bkrs	10%			2050	* *	5	\$900	B
Wiring								
Braided Cloth	80%	2-4	\$259,200	2050	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2025	\$32,400	1		B
Thermoplastic	10%			2055	* *	1		B
Motor Controllers								
Locally Mounted	35%			2023	\$190,000	5	\$800	B
Motor Control Center	60%			2030	* *	5	\$5,300	B
Variable Frequency Drive	5%			2045	* *			B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$100,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room &amp; Electrical Closet</i>								
<i>Explanation : 6- Units With Different Ratings</i>								
Lighting								
Interior Lighting								
Fluorescent	89%			2030	* *	10	\$205,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	* *	10	\$23,100	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout The Building</i>								
LED	1%			2035	* *			B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	60%			2030	* *	1		B
Exit, LED	20%			2060	* *	1		B
Exit, Service	20%			2030	* *	1		B
Exterior Lighting								
HID	100%			2025	\$118,000	10	\$1,000	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$36,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$3,342,200			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building</i>								
<i>Explanation : Sub Panel Only, Main Control Panel In Other Building</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2035	* *	1		B
Conversion Equipment								
Heat Exchanger	20%	4+	\$200	2021	\$10,700	1	\$22,400	B
<i>Other Observation, Extent : Light, Area Affected : 33%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Deteriorating Insulation</i>								
Heat Exchanger	30%			2038	* *	1	\$37,400	B
<i>Recent Installation, Extent : Light, Area Affected : 66%</i>								
<i>Location : Basement Mechanical Room</i>								
Pres. Reducing Valve/LP Steam	40%			2028	* *	5	\$6,000	B
Pres. Reducing Valve/LP Steam	10%			2038	* *	5	\$1,500	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2024	\$627,900	4	\$9,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Hydronic Hot Water Piping Beyond The Mechanical Room Is Beyond Useful Life</i>								
<i>Cycle Rating</i>								
Hot Wtr Piping/Pump	15%			2047	* *	4	\$1,900	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
Steam Piping/Pump	25%	0-2	\$21,800	2025	\$436,400	4	\$3,100	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Steam And Condensate Piping Beyond The Mechanical Room Is Beyond Useful Life Cycle Rating</i>								
Steam Piping/Pump	10%			2051	* *	4	\$1,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler	25%			2030	* *	1	\$39,000	B
Convactor/Radiator	70%	Now	\$165,300	2023	\$1,652,900	1	\$51,300	B
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Hot Water Radiators Are Beyond Their Useful Life Cycle Rating</i>								
Convactor/Radiator	5%			2042	* *	1	\$4,100	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2033	* *	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	15%			2034	* *	1	\$40,900	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Serves 8th And 9th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Air Cooled Chiller With Reciprocating Compressors</i>								
Split Unit	10%			2030	* *			B
Window/Wall Unit	75%			2020	\$385,400	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	15%			2045	* *	4	\$2,800	B
No Component	85%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	15%			2030	* *	1	\$23,400	B
No Component	85%							D

**Ventilation**

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	* *	2-5	\$33,400	B
	No Component	85%							D
Exhaust Fans									
	Interior	10%			2025	\$27,600	2	\$800	B
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$746,600	1		B
	HW Heat Exchanger								
	Low Temp	100%			2051	* *	4	\$24,900	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Steam Instantaneous Water Heaters							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sanitary Piping Is Beyond Useful Life Cycle Rating							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Storm Piping Is Beyond Useful Life Cycle Rating							
	Sump Pump(s)								
	Rigid Piping	100%			2033	* *	4	\$2,500	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Sewage Ejector(s)								
	Compressed Air	100%			2025	\$28,300	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B,G,1-8							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$127,000	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2045	* *	1-2	\$14,100	B
	Fire Pump								
	Generic	100%			2034	* *	1	\$47,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Chemical System								
	Generic	100%			2020	\$25,900	1-3	\$55,000	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL BLDG C-D  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.010 / 70 **Yr Built/Renovated** : 1938 / 2013  
**Area Sq Ft** : 224,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,p  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,679,700	\$700,700
Interior Architecture	\$491,200	\$1,580,600
Electrical	\$358,000	\$1,599,200
Mechanical		\$5,014,100
<b>Total</b>	<b>\$2,528,900</b>	<b>\$8,894,600</b>
Priority A	\$1,679,700	\$700,700
Priority B	\$693,800	\$6,748,200
Priority C	\$155,400	\$1,445,600
<b>Total</b>	<b>\$2,528,900</b>	<b>\$8,894,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$3,500			
Interior Architecture	\$148,500	\$9,000	\$25,200	\$38,300
Electrical	\$12,700	\$9,400	\$12,500	\$9,700
Mechanical	\$31,000	\$34,700	\$31,900	\$31,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$231,300</b>	<b>\$88,700</b>	<b>\$105,100</b>	<b>\$114,600</b>
Priority A	\$3,500			
Priority B	\$100,900	\$88,700	\$80,000	\$76,400
Priority C	\$126,900		\$25,200	\$38,300
<b>Total</b>	<b>\$231,300</b>	<b>\$88,700</b>	<b>\$105,100</b>	<b>\$114,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$214,300	A
Copper/Terne	5%	4+	\$60,800	2045	**			A
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : Throughout, South Facade								
Masonry: Brick	75%	Now	\$962,600	LIFE	**	5	\$321,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : West Facade								
Masonry: Granite	5%	Now	\$125,800	LIFE	**	5	\$16,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Loose/Delam Surface, Extent : Light, Area Affected : 3%								
Location : South Facade Base And Various Other Locations								
Staining/Discoloring, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Masonry: Limestone	5%	Now	\$232,400	LIFE	**	5	\$16,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Metal Panel	5%			2045	**	5-10	\$147,400	A
Windows								
Aluminum	100%			2041	**	5	\$86,800	A
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$57,400	LIFE	**	5	\$14,300	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : At 6th And 7th Floor Roofs								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	85%	Now	\$90,200	LIFE	**	5	\$15,700	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Corners Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Throughout								
Metal Panel	5%	Now	\$3,500	2045	**	5	\$1,800	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : At Copings								
Roof								
Copper/Terne	10%			2040	**	10	\$22,600	A
Modified Bitumen	90%			2030	**	10	\$81,300	A

## Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%	0-2	\$22,800	2021	\$456,000	3	\$54,000	C
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	10%	Now	\$7,400	LIFE	**	5	\$78,800	C
	Water Penetration, Extent : Severe, Area Affected : 75%							
	Location : Water Main Supply Room							
Ceramic Tile	5%			2028	**	5	\$18,000	C
Terrazzo	5%	Now	\$112,100	LIFE	**	5	\$14,100	C
	Horizontal Cracks, Extent : Light, Area Affected : 25%							
	Location : Various Locations Throughout Corridors							
Vinyl Tile	25%			2030	**	3	\$33,800	C
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : 6th Floor Admin Space							
	Explanation : High Impact Resistant Vinyl With Wood Grain Finish							
Vinyl Tile	45%			2025	\$1,366,900	3	\$81,000	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$24,600	C
Ceramic Tile	5%			2028	**	5	\$9,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$7,900	C
Gypsum Board	20%			LIFE	**	5-10	\$66,900	C
Granite Panels	5%			LIFE	**	10	\$3,900	C
Plaster	43%	Now	\$13,500	LIFE	**	5	\$25,400	C
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Mechanical Penthouse Wall							
SGFT/Glazed Masonry	15%			LIFE	**	10	\$14,700	C
Wood	2%			LIFE	**	5	\$31,500	C
Ceilings								
AcousTile,Adhered	50%	0-2	\$83,000	2038	**	5	\$90,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	15%	0-2	\$21,700	2030	**	5	\$27,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2042	**	5	\$18,000	B
Exposed Concrete	5%	Now	\$114,900	LIFE	**	5	\$2,800	B
	Diagonal Cracks, Extent : Light, Area Affected : 8%							
	Location : Various Areas On Basement Ceiling							
	Paint Peeling, Extent : Moderate, Area Affected : 60%							
	Location : Throughout Basement							
Gypsum Board	10%			LIFE	**	5-10	\$123,800	B
Plaster	15%			LIFE	**	5-10	\$92,800	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps &amp; Two 1600 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	10%			2045	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Kva 480hv-208/120lv</i>								
Dry Type	90%			2038	* *	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 6- 30 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$5,900	B
Raceway								
Busway	5%			2045	* *	1		B
Conduit	65%			2025	\$205,200	1		B
Conduit	20%			2055	* *	1		B
Conduit	10%			2035	* *	1		B
Panelboards								
Fused Disc Sw	5%			2050	* *	5	\$300	B
Fused Toggle Switch	15%	2-4	\$54,000	2050	* *	5	\$400	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	10%			2024	\$36,000	5	\$600	B
Molded Case Bkrs	10%			2050	* *	5	\$600	B
Molded Case Bkrs	60%			2033	* *	5	\$3,500	B
Wiring								
Braided Cloth	60%	2-4	\$304,000	2050	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Areas</i>								
Thermoplastic	10%			2035	* *	1		B
Thermoplastic	10%			2025	\$50,700	1		B
Thermoplastic	20%			2055	* *	1		B
Motor Controllers								
Locally Mounted	50%			2023	\$28,100	5	\$800	B
Locally Mounted	10%			2045	* *	5	\$200	B
Motor Control Center	20%			2023	\$90,200	5	\$1,200	B
Variable Frequency Drive	20%			2045	* *			B
<b>Ground</b>								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Generic	50%			LIFE	**	5	\$3,300	B
	Generic	50%			LIFE	**	5	\$3,300	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$68,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : 4- Units								
Lighting									
	Interior Lighting								
	Fluorescent	65%			2030	**	10	\$143,400	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2035	**	10	\$44,100	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2035	**	10	\$22,100	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2035	**			B
Egress Lighting									
	Emergency, Service	40%			2030	**	1		B
	Emergency, Service	20%			2035	**	1		B
	Exit, LED	5%			2065	**	1		B
	Exit, Service	30%			2030	**	1		B
	Exit, Service	5%			2035	**	1		B
Exterior Lighting									
	HID	100%			2030	**	10	\$700	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2025	\$201,700	1	\$25,100	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fixed Cameras								
Fire/Smoke Detection									
	No Component	65%							D
	Generic, Analog	35%			2025	\$805,700			B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Main Building								
	Explanation : All Alarm Control System Monitor Located At Main Building								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	98%			2035	* *	1		B
Electricity	2%			2045	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Electric Heat In Air Handling Units Serving 7th And 8th Floors</i>								
<b>Conversion Equipment</b>								
Heat Exchanger	60%			2021	\$30,500	1	\$71,400	B
Pres. Reducing Valve/LP Steam	40%			2028	* *	5	\$5,700	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	60%			2024	\$719,400	4	\$10,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Hot Water Piping Is Beyond Useful Life Cycle Rating</i>								
Hot Wtr Piping/Pump	10%			2047	* *	4	\$1,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room, Newly Installed Pumps, Heat Exchanger And Piping</i>								
Steam Piping/Pump	20%			2025	\$333,300	4	\$3,600	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Beyond The Mechanical Room Are Beyond Useful Life Cycle Rating</i>								
Steam Piping/Pump	10%			2051	* *	4	\$1,200	B
<i>Recent Installation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Room, Newly Installed Steam And Condensate Piping And Condensate Pumping System.</i>								
<b>Terminal Devices</b>								
Air Handler	15%			2033	* *	1	\$22,300	B
Convactor/Radiator	85%			2023	\$1,916,300	1	\$66,000	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hot Water Radiators Are Beyond Useful Life Cycle Rating</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2024	\$675,800	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	5%			2034	* *	1	\$13,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side By Parking Lot</i>								
<i>Explanation : Serves Telecommunications</i>								
Int Pkg Unit - Heating/Cooling	5%			2026	* *	2	\$700	B
Window/Wall Unit	90%			2020	\$441,600	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	15%			2051	* *	4	\$1,800	B
No Component	85%							D

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	15%			2020	\$152,100	1	\$22,300	B
No Component	85%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$712,800	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Domestic Water Distribution Piping Beyond Useful Life Cycle Rating</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Beyond Useful Life Cycle Rating</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Storm Piping Is Beyond Useful Life Cycle Rating</i>								
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$14,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B,G,1-8</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$121,300	B
Sprinkler								
No Component	60%							D
Generic	40%			2045	* *	1-2	\$27,000	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL BLDG H  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.040 / 73 **Yr Built/Renovated** : 1973 / 2013  
**Area Sq Ft** : 1,520,400 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3,5,7,9,11,13,15,17,23  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$27,160,500	\$1,855,300
Interior Architecture	\$7,432,200	\$47,748,300
Electrical	\$722,100	\$21,298,200
Mechanical	\$4,362,500	\$34,789,800
<b>Total</b>	<b>\$39,677,300</b>	<b>\$105,691,600</b>
Priority A	\$27,160,500	\$1,855,300
Priority B	\$8,061,600	\$58,333,200
Priority C	\$4,455,200	\$45,503,100
<b>Total</b>	<b>\$39,677,300</b>	<b>\$105,691,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$19,900			
Interior Architecture			\$59,900	
Electrical	\$181,200	\$122,700	\$139,500	\$135,700
Mechanical	\$483,100	\$435,400	\$899,800	\$518,900
Elevators/Escalators	\$499,400	\$499,400	\$499,400	\$499,400
<b>Total</b>	<b>\$1,183,500</b>	<b>\$1,057,500</b>	<b>\$1,598,600</b>	<b>\$1,154,000</b>
Priority A	\$19,900			
Priority B	\$1,163,600	\$1,057,500	\$1,538,800	\$1,154,000
Priority C			\$59,900	
<b>Total</b>	<b>\$1,183,500</b>	<b>\$1,057,500</b>	<b>\$1,598,600</b>	<b>\$1,154,000</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	3%			LIFE	**	5	\$24,400	A	
Metal Panel	2%			2045	**	5-10	\$55,800	A	
Pre-Cast Concrete	93%	0-2	\$1,238,200	LIFE	**	5	\$1,226,800	A	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 60%									
Location : Throughout									
Window Wall	2%	Now	\$7,700	2045	**	5	\$15,200	A	
Glazing Broken/Cracked, Extent : Light, Area Affected : 75%									
Location : (2) Glass Panes On The East Facade									
Windows									
Aluminum	100%	0-2	\$25,825,500	2050	**	5	\$310,500	A	
Air Infiltration, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 75%									
Location : Throughout									
Parapets									
Pre-Cast Concrete	100%			LIFE	**	5	\$193,400	A	
Roof									
IRMA/Protected Membrane	75%			2030	**	10	\$135,500	A	
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Various Areas Throughout Between Concrete Block Ballast									
Modified Bitumen	5%			2030	**	10	\$9,000	A	
Skylight, Metal/Glass	5%			2045	**	10	\$30,100	A	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 4 Units									
Traffic Topping	15%			2030	**	10	\$45,200	A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

**Interior**

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior Floors								
Cast in Place Concrete	10%	0-2	\$49,400	LIFE	* *	5	\$523,900	C
	Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Various Locations Throughout Basement							
Ceramic Tile	5%	0-2	\$46,100	2034	* *	5	\$59,900	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Sheet Vinyl/Rubber	60%	0-2	\$2,115,600	2025	\$42,311,200	5	\$1,077,700	C
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 40% Location : Throughout							
Slate	3%			LIFE	* *	5	\$152,700	C
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Located On Ground Floor Lobby/ Vestibule Area							
Vinyl Tile	20%			2030	* *	3	\$179,600	C
	Other Observation, Extent : Severe, Area Affected : 20% Location : 16th Floor And Elevator Core Areas Throughout Explanation : This Tile Is A Quartz/ Natural Stone Composite Material							
Wood	2%			2053	* *	5	\$89,800	C
	Other Observation, Extent : Severe, Area Affected : 100% Location : Indoor Inmate/ Psychiatric Basketball Court Area Explanation : Refers To Oak Flooring							
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$152,700	C
Concrete Masonry Unit	7%			LIFE	* *	5	\$171,000	C
Concrete Masonry Unit	3%	Now	\$40,400	LIFE	* *	5	\$36,600	C
	Diagonal Cracks, Extent : Light, Area Affected : 75% Location : Fire Pump Room In Basement							
Glass: Single Pane	5%			LIFE	* *	5	\$229,000	C
Gypsum Board	15%			LIFE	* *	5-10	\$778,700	C
Plaster	63%			LIFE	* *	5-10	\$1,635,200	C
Wood	2%			LIFE	* *	5	\$488,600	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	20%			2030	* *	5	\$479,000	B
AcousTile,Adhered	5%	0-2	\$1,104,800	2045	* *	5	\$59,900	B
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	\$119,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Elevator Lobby And Corridors								
Exposed Concrete	5%	Now	\$76,500	LIFE	* *	5	\$18,700	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Bulkhead								
Gypsum Board	20%	Now	\$480,700	LIFE	* *	5	\$598,700	B
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	20%	4+	\$793,600	LIFE	* *	5	\$598,700	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Basement Corridor								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			LIFE	* *	5	\$299,400	B
Plaster	20%	Now	\$311,900	LIFE	* *	5	\$299,400	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2055	* *	5	\$7,900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 13th Floor									
Explanation : Five 4000 Amps Main Disconnect Switch									
Transformers									
	Dry Type	100%			2038	* *	5	\$5,600	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room & Each Floor									
Explanation : Two 300 Kva, Two 150 Kva, One 112.5 Kva & One 45 Kva 480hv-208/120lv									
- Each Electrical Closet Per Floor									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2051	**	5	\$5,900	B
Molded Case Bkrs	25%			2051	**	5	\$10,000	B
Raceway								
Busway	10%			2045	**	1		B
Conduit	50%			2025	\$572,700	1		B
Conduit	25%			2045	**	1		B
Conduit	15%			2055	**	1		B
Panelboards								
Fused Disc Sw	5%			2033	**	5	\$1,700	B
Fused Disc Sw	5%			2050	**	5	\$1,700	B
Molded Case Bkrs	25%			2050	**	5	\$10,000	B
Molded Case Bkrs	65%			2024	\$757,200	5	\$26,000	B
Wiring								
Braided Cloth	50%	2-4	\$647,900	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Busway	5%			2023	\$64,800	1		B
Thermoplastic	20%			2025	\$259,200	1		B
Thermoplastic	25%			2055	**	1		B
Motor Controllers								
Locally Mounted	35%			2023	\$760,100	5	\$3,600	B
Motor Control Center	55%			2023	\$1,194,500	5	\$22,800	B
Variable Frequency Drive	10%			2045	**			B
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$22,300	B
Generic	50%			LIFE	**	5	\$22,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$467,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor Electrical Room &amp; Electrical Closets</i>								
<i>Explanation : 55- Units With Different Ratings</i>								
Generators								
Diesel	20%			2034	**	1	\$117,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 13th Floor</i>								
<i>Explanation : One 600 Kw</i>								
Diesel	80%			2040	**	1	\$471,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : 13th Floor Generator Room</i>								
<i>Explanation : Four 750 Kw</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**BELLEVUE HOSPITAL BLDG H**  
**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 Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2020	\$700	5	\$56,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room - 13th Floor								
Explanation : 5- Units								
Fuel Storage								
Day Tank	50%			2041	* *	5	\$148,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room - 13th Floor								
Explanation : One 250 Gals Per Generator								
Main Tank	50%			2040	* *	5	\$23,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 15,000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	63%			2030	* *	10	\$924,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2035	* *	10	\$73,400	B
T-5 Lamps, Extent : Moderate, Area Affected : 5%								
Location : Lobby & Some Hallways								
Fluorescent	30%			2035	* *	10	\$440,300	B
T-8 Lamps, Extent : Moderate, Area Affected : 30%								
Location : Throughout The Building								
HID	2%			2030	* *	10	\$1,000	B
Egress Lighting								
Emergency, Service	20%			2035	* *	1		B
Emergency, Service	40%			2030	* *	1		B
Exit, LED	15%			2065	* *	1		B
Exit, Service	20%			2030	* *	1		B
Exit, Service	5%			2035	* *	1		B
Exterior Lighting								
HID	100%			2025	\$551,800	10	\$4,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Around The Perimeter								
Explanation : Recessed And Wall Mounted								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$170,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fixed Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$15,625,500			B

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

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

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



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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	98%			2035	**	1		B
Electricity	2%			2035	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Unreliable Operation</i>								
<b>Conversion Equipment</b>								
Hot Water Boiler	2%	Now	\$1,400	2030	**	1	\$14,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor, 3 Of 4 Boilers Have Defective Heating Elements.</i>								
<i>Explanation : 4 Hot Water Boilers For Emergency Use</i>								
Pres. Reducing Valve/LP Steam	98%			2028	**	5	\$93,100	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	Now	\$398,800	2024	\$3,987,700	4	\$39,400	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hot Water Piping And Pumping Systems Are Approaching End Of Their Useful Life Cycle</i>								
Steam Piping/Pump	50%	Now	\$554,300	2025	\$5,542,900	4	\$39,400	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Steam And Condensate Piping System Approaching End Of Useful Life Cycle</i>								
<b>Terminal Devices</b>								
Air Handler	70%	0-2	\$299,600	2020	\$5,992,500	1	\$623,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor - Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 13th Floor Mechanical Equipment Room</i>								
<i>Explanation : Deteriorating Pipe Insulation, Deteriorating Cooling And Heating Coil</i>								
Air Handler	10%			2030	**	1	\$99,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : Several Newer Units In Place</i>								
Convactor/Radiator	10%			2030	**	1	\$51,700	B
Fan Coil Unit/Heat	10%			2025	\$2,377,300	1	\$51,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dual Temperature Induction Units Observed</i>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	25%			2035	**	1		B
Electricity	75%			2033	**	1		B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	70%			2034	* *	1	\$1,212,100	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 3 Electric Chillers</i>								
Centrifugal, Compressor Turbine	25%			2034	* *	1	\$432,900	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 13th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 13th Floor</i>								
<i>Explanation : 1 Steam Driven Chiller</i>								
Int Pkg Unit - Cooling	5%			2023	\$1,022,400	2	\$4,900	B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%	0-2	\$388,000	2035	* *	4	\$78,900	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Mechanical Room</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	30%			2020	\$2,023,200	1	\$296,800	B
Induction Unit	70%			2020	\$6,186,500	1	\$361,700	B
<b>Heat Rejection</b>								
Water Cool Tower	100%	Now	\$2,278,700	2023	\$4,557,400	2	\$1,288,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cooling Towers On Roof Are Approaching End Of Their Useful Life Cycle</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Severe Pan Leaks</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,412,700	B
<b>Exhaust Fans</b>								
Interior	60%			2020	\$1,053,000	2	\$29,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 22nd Floor - Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Interior	40%			2030	* *	2	\$19,600	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	75%			2035	* *	1		B
Galv Iron/Steel	25%			2023	\$1,185,500	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Domestic Water Storage Tanks Are Approaching End Of Their Useful Life Cycle</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Plumbing								
Water Heater								
Electric	4%			2020	\$9,800	4	\$600	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 13th Floor						
		Explanation : For Emergency Use						
No Component	96%							D
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$158,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$2,500	B
		Recent Repair Evident, Extent : Light, Area Affected : 100%						
		Location : Near Receiving Bay, Sump Pumps Were Recently Rebuilt						
Sewage Ejector(s)								
Compressed Air	100%			2035	* *	4	\$1,600	B
		Recent Repair Evident, Extent : Light, Area Affected : 25%						
		Location : Sewer Ejector Pumping System Was Recently Repaired						
Backflow Preventer								
Generic	100%			2030	* *	1	\$98,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (2) G-3 (2) B-6 (4) B-21 (1) B-22 (2)-18-23 (1) B-23 (5) 10-21 (5) B-21						
		Explanation : All 22 Elevators Are Nearing End Of Their Useful Life Cycle						
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$806,800	B
Sprinkler								
No Component	35%							D
Generic	65%			2045	* *	1-2	\$291,300	B
Fire Pump								
Generic	100%			2034	* *	1	\$298,800	B
		Recent Repair Evident, Extent : Light, Area Affected : 100%						
		Location : Basement Fire Pump Room - The Pump, Pump Motor And Fire Pump Controller Were Recently Repaired						
Chemical System								
Generic	100%			2020	\$25,900	1-3	\$55,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Kitchen						
		Explanation : There Is No Onsite Cooking						

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL BLDG I - K  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.050 / 74 **Yr Built/Renovated** : 1916 / 2013  
**Area Sq Ft** : 25,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$65,900	\$123,400
Interior Architecture	\$735,300	\$88,000
Electrical		\$256,900
Mechanical		\$83,900
<b>Total</b>	<b>\$801,200</b>	<b>\$552,200</b>
Priority A	\$65,900	\$123,400
Priority B	\$540,900	\$340,800
Priority C	\$194,400	\$88,000
<b>Total</b>	<b>\$801,200</b>	<b>\$552,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$1,600			
Interior Architecture	\$4,000			
Electrical	\$500	\$500	\$500	\$500
Mechanical	\$3,300	\$100	\$100	\$100
<b>Total</b>	<b>\$9,400</b>	<b>\$600</b>	<b>\$500</b>	<b>\$600</b>
Priority A	\$1,600			
Priority B	\$3,800	\$600	\$500	\$600
Priority C	\$4,000			
<b>Total</b>	<b>\$9,400</b>	<b>\$600</b>	<b>\$500</b>	<b>\$600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$900	A
No Component	95%							D
Parapets								
Metal Panel	5%	Now	\$1,200	2045	* *	5	\$1,500	A
Broken/Missing Elements, Extent : Light, Area Affected : 40%								
Location : Dented Along Street Side								
Metal: Cage/Fence	95%			2038	* *	5-10	\$113,000	A
Roof								
Modified Bitumen	100%			2030	* *	10	\$76,300	A
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$41,500	LIFE	* *	5	\$88,000	C
Horizontal Cracks, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
Traffic Topping	5%			2025	\$26,100	5	\$2,600	C
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$7,900	C
Masonry: Brick	80%	Now	\$152,900	LIFE	* *			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Throughout								
Ceilings								
Exposed Concrete	100%	Now	\$540,900	LIFE	* *	5	\$6,600	B
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Various Locations Throughout								
Explanation : Concrete Is Delaminated Or Missing From Water Infiltration Exposing And Rusting The Roof Structural Steel								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2055	* *	1		B
Panelboards								
Fused Disc Sw	10%			2050	* *	5	\$100	B
Molded Case Bkrs	90%			2050	* *	5	\$600	B
Wiring								
Thermoplastic	100%			2055	* *	1		B
Motor Controllers								
Locally Mounted	100%			2045	* *	5	\$200	B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**BELLEVUE HOSPITAL BLDG I - K**  
**Asset # : 74**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	100%			2035	* *	10	\$26,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2035	* *	1		B
Exit, Service	50%			2035	* *	1		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2035	* *	1	\$4,700	B
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$256,900			B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Control System Located At Main Building Is Old But Strobe Lights, Pullbox, Horn & Smoke Detectors Are New								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2025	\$9,200	1		B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$83,900	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$3,300	2020	\$11,000	4	\$1,600	B
Noisy/Vibrating, Extent : Moderate, Area Affected : 20%								
Location : Large Storage Area								
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2045	* *	1-2	\$800	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL BLDG Z  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.120 / 1006 **Yr Built/Renovated** : 1969 /  
**Area Sq Ft** : 1,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Electrical		\$78,000
<b>Total</b>		<b>\$78,000</b>
Priority B		\$78,000
<b>Total</b>		<b>\$78,000</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,800		\$1,100	
Interior Architecture	\$2,900			
Electrical	\$500	\$800	\$100	\$200
Mechanical		\$100		\$100
<b>Total</b>	<b>\$25,300</b>	<b>\$900</b>	<b>\$1,300</b>	<b>\$300</b>
Priority A	\$21,800		\$1,100	
Priority B	\$2,600	\$900	\$200	\$300
Priority C	\$800			
<b>Total</b>	<b>\$25,300</b>	<b>\$900</b>	<b>\$1,300</b>	<b>\$300</b>



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

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

## Exterior

## Exterior Walls

Masonry: Brick

100% Now \$4,400 LIFE \* \* 5 \$7,300 A  
*Staining/Discoloring, Extent : Light, Area Affected : 75%*  
*Location : East Wall*

## Windows

Metal Louvers

100% 2028 \* \* 10 \$1,100 A

## Roof

Built-Up (BUR)

100% Now \$17,500 2035 \* \* A  
*Cracking/Crumbling, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*  
*Water Penetration, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

## Interior

## Floors

Cast in Place Concrete

100% Now \$400 LIFE \* \* 5 \$4,200 C  
*Horizontal Cracks, Extent : Light, Area Affected : 75%*  
*Location : Adjacent To The Generator Mounts*

## Interior Walls

Concrete Masonry Unit

100% Now \$400 LIFE \* \* 5 \$100 C  
*Vertical Cracks, Extent : Light, Area Affected : 75%*  
*Location : Building Entrance Wall*

## Ceilings

Exposed Concrete

100% LIFE \* \* 5-10 \$2,400 B

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker

100% 2035 \* \* 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 2- 2500 Amps Main Disconnect Switch*

## Transformers

Dry Type

100% 2030 \* \* 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 2- 225 Kva 480hv-208/120lv*

## Switchgear / Switchboard

Molded Case Bkrs

100% 2025 \$15,800 5 \$100 B

## Raceway

Conduit

100% 2025 \$6,200 1 B

## Panelboards

Fused Disc Sw

10% 2024 \$1,200 5 B

Molded Case Bkrs

90% 2024 \$10,800 5 B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Wiring								
Thermoplastic	100%			2025	\$5,800	1		B
Motor Controllers								
Locally Mounted	100%			2023	\$5,500	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2023	\$11,500	1	\$600	B
Generators								
Diesel	100%			2021	\$78,000	1	\$700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : One 600 Kw & One 750 Kw								
Batteries								
Nickel Cadmium	100%			2017	\$700	5	\$400	B
Fuel Storage								
Day Tank	50%			2024		5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons								
Main Tank	50%			2028	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 15,000 Gallons								
Lighting								
Interior Lighting								
HID	100%			2020	\$4,700	10		B
Egress Lighting								
Emergency, Service	50%			2020	\$100	1		B
Emergency, Battery	10%			2020		10		B
Exit, Service	40%			2020	\$100	1		B
Exterior Lighting								
HID	100%			2020	\$700	10		B
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2020	\$19,500			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Electricity	100%			2045	* *	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2025	\$19,300	1	\$400	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Electric Unit Heaters					
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2025	\$1,900	2		B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : BELLEVUE HOSPITAL EMERGENCY G BLDG. & F BLDG.  
**Address** : 462 FIRST AVENUE AT 27TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.030 / 72 **Yr Built/Renovated** : 1926 / 2013  
**Area Sq Ft** : 65,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Apr-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 962 **Lot** : 100 **BIN** : 1069579

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$276,000	\$429,700
Interior Architecture	\$443,900	\$343,900
Electrical		\$493,100
Mechanical	\$33,900	
<b>Total</b>	<b>\$753,800</b>	<b>\$1,266,600</b>
Priority A	\$276,000	\$429,700
Priority B	\$188,000	\$608,800
Priority C	\$289,800	\$228,200
<b>Total</b>	<b>\$753,800</b>	<b>\$1,266,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,900			
Interior Architecture	\$74,400		\$27,400	\$3,100
Electrical	\$4,300	\$3,200	\$3,400	\$3,300
Mechanical	\$80,700	\$25,800	\$88,200	\$25,000
<b>Total</b>	<b>\$170,300</b>	<b>\$29,000</b>	<b>\$118,900</b>	<b>\$31,300</b>
Priority A	\$10,900			
Priority B	\$127,000	\$29,000	\$91,500	\$28,300
Priority C	\$32,400		\$27,400	\$3,100
<b>Total</b>	<b>\$170,300</b>	<b>\$29,000</b>	<b>\$118,900</b>	<b>\$31,300</b>



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

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

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

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

**Asset # : 72**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$259,400	A
Masonry: Granite	5%			LIFE	**	5	\$10,800	A
Window Wall	5%			2045	**	5	\$27,000	A
Windows								
Aluminum	100%			2041	**	5	\$11,000	A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10		A
Masonry: Brick	90%			LIFE	**	5-10		A
Roof								
Modified Bitumen	10%			2030	**	10	\$21,900	A
Paver: Asphalt	10%			2034	**	10	\$32,900	A
Single Ply Membrane	70%			2030	**	10	\$153,600	A
Skylight, Metal/Glass	2%			2045	**	10	\$14,600	A
Skylight, Plastic	3%			2038	**	1		A
Sloped Glazing	5%			LIFE	**	5	\$292,600	A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$10,600	LIFE	**	5	\$44,800	C
Horizontal Cracks, Extent : Light, Area Affected : 100%								
Location : Various Locations Throughout								
Ceramic Tile	3%			2034	**	5	\$6,100	C
Quarry Tile	5%			2038	**	5	\$15,400	C
Traffic Topping	5%			2025	\$126,000	5	\$12,800	C
Vinyl Tile	72%			2030	**	3	\$55,300	C
Vinyl Tile	5%			2033	**	3	\$3,800	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$184,600	LIFE	**			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : Basement Foundation Walls								
Glass: Single Pane	3%			LIFE	**	5	\$6,600	C
Gypsum Board	60%			LIFE	**	5-10	\$150,000	C
Gypsum Board	5%			LIFE	**	5-10	\$12,500	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : M R I Room								
Masonry: Brick	7%			LIFE	**	10	\$3,100	C
Plaster	10%			LIFE	**	5-10	\$12,500	C
SGFT/Glazed Masonry	10%			LIFE	**	10	\$7,400	C

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Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 72**

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	63%				2038	**	5	\$129,000	B
Exposed Concrete	10%				LIFE	**	5-10	\$25,600	B
Gypsum Board	20%				LIFE	**	5-10	\$140,800	B
Metal Panel	5%	0-2		\$17,000	LIFE	**	5	\$12,800	B

*Bent/Warped Elements, Extent : Moderate, Area Affected : 10%*

*Location : Basement*

Plaster	2%	Now		\$2,700	LIFE	**	5	\$2,600	B
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*Paint Peeling, Extent : Severe, Area Affected : 100%*

*Location : Stair Shaft*

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

**Over 600 Volts**

**Service Equipment**

Air Circuit Breaker	100%				2055	**	3	\$300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 1000 Amps Main Disconnect Switch*

**Transformers**

Dry Type	100%				2045	**	3	\$400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3- 4160pri-480/277sec*

**Feeders**

Busway	30%				2042	**	1		B
Cable	70%				2050	**	1		B

**Raceway**

Conduit	90%				2055	**	1		B
Tray	10%				2045	**	1		B

**Under 600 Volts**

**Service Equipment**

Air Circuit Breaker	100%				2055	**	5	\$300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 4- 4000 Amps Main Disconnect Switch*

**Transformers**

Dry Type	50%				2045	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : 1- 75 Kva, 1- 30 Kva & 1- 45 Kva*

Dry Type	50%				2045	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3- 300 Kva*

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

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

**Asset # : 72**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2055	**	5	\$100	B
Molded Case Bkrs	80%			2055	**	5	\$1,400	B
Raceway								
Conduit	100%			2055	**	1		B
Panelboards								
Fused Disc Sw	10%			2050	**	5	\$200	B
Molded Case Bkrs	90%			2050	**	5	\$1,600	B
Wiring								
Thermoplastic	100%			2055	**	1		B
Motor Controllers								
Locally Mounted	40%			2045	**	5	\$200	B
Variable Frequency Drive	60%			2045	**			B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$20,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 6 Units								
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$112,900	B
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2035	**	10	\$12,500	B
T-5 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	60%			2035	**	1		B
Exit, Service	40%			2035	**	1		B
Exterior Lighting								
HID	100%			2035	**	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2025	\$98,300	1	\$12,200	B
Fire/Smoke Detection								
No Component	60%							D
Generic, Analog	40%			2025	\$269,300			B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Control System Located At Main Bldg Is Old But Strobe Lights, Horn, Pullbox & Smoke Detectors Are New								

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

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

**Asset # : 72**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2035	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2028	* *	5	\$8,100	B
Distribution								
Hot Wtr Piping/Pump	50%			2041	* *	4	\$5,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : First Floor</i> <i>Explanation : Hot Water Serves Reheat Coils In The Ductwork And Radiators In Building F</i>								
Steam Piping/Pump	50%			2035	* *	4	\$3,400	B
Terminal Devices								
Air Handler	80%			2030	* *	1	\$67,700	B
Convactor/Radiator	20%			2030	* *	1	\$8,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	* *	1		B
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$222,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$84,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Packaged Equipment And Controls For Cooling Not Used - Chilled Water Coils Used For Cooling</i>								
Heat Rejection								
Remote Air Cond	20%			2030	* *	2	\$19,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Equipment No Longer In Use</i>								
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$120,800	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$4,200	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$2,500	B

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

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

**Asset # : 72**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Fixtures									
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$69,000	B
Sprinkler									
	No Component	10%							D
	Generic	90%			2045	* *	1-2	\$34,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Emergency Building							
		Explanation : Sprinklers In Emergency Building Only							

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



Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : COLER MEMORIAL HOSPITAL BLDG A  
**Address** : ROOSEVELT ISLAND (NORTH END)  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0003.010 / 83 **Yr Built/Renovated** : 1950 /  
**Area Sq Ft** : 183,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,ph  
**Block** : 1373 **Lot** : 50 **BIN** : 1086492

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,419,900	\$350,000
Interior Architecture	\$1,399,100	\$515,700
Electrical	\$771,100	\$1,510,000
Mechanical	\$155,300	\$782,600
<b>Total</b>	<b>\$4,745,400</b>	<b>\$3,158,300</b>
Priority A	\$2,419,900	\$350,000
Priority B	\$1,364,300	\$2,334,100
Priority C	\$961,200	\$474,200
<b>Total</b>	<b>\$4,745,400</b>	<b>\$3,158,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$13,900			
Interior Architecture	\$4,700	\$5,900	\$33,200	\$139,200
Electrical	\$14,300	\$15,800	\$16,600	\$12,900
Mechanical	\$72,800	\$21,900	\$77,100	\$22,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$129,500</b>	<b>\$67,300</b>	<b>\$150,600</b>	<b>\$198,300</b>
Priority A	\$13,900			
Priority B	\$110,800	\$61,300	\$150,600	\$59,000
Priority C	\$4,700	\$5,900		\$139,200
<b>Total</b>	<b>\$129,500</b>	<b>\$67,300</b>	<b>\$150,600</b>	<b>\$198,300</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG A**  
**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	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,047,900	LIFE	* *	5	\$350,000	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Windows								
Aluminum	100%	Now	\$317,900	2048	* *	5	\$3,800	A
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	95%	Now	\$160,000	LIFE	* *	5	\$14,000	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%	Now	\$7,600	LIFE	* *	5	\$900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Roof								
IRMA/Protected Membrane	85%	Now	\$771,700	2033	* *			A
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Metal Panel	3%			2036	* *	10	\$6,300	A
Paver: Asphalt	12%	Now	\$122,500	2038	* *			A
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Walkways								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Walkways								

## 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.

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**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG A**  
**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	Priority Code	
Interior									
Floors									
Carpet	5%			2019	\$120,200	3	\$19,000	C	
Cast in Place Concrete	5%			LIFE	**	5	\$20,800	C	
Terrazzo	5%			LIFE	**	5	\$7,400	C	
Vinyl Tile	60%	Now	\$961,200	2033	**	3	\$42,700	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : 9 X 9 Tiles									
Vinyl Tile	25%			2023	\$400,500	3	\$17,800	C	
Interior Walls									
Gypsum Board	10%			LIFE	**	5	\$26,800	C	
Plaster	55%			LIFE	**	5	\$73,700	C	
SGFT/Glazed Masonry	35%			LIFE	**			C	
Ceilings									
AcousTile,Adhered	25%	0-2	\$437,900	2043	**	5	\$23,700	B	
Broken/Missing Elements, Extent : Light, Area Affected : 25%									
Location : Corridor(s)									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Corridor(s)									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
AcousTileSusp.Lay-In	35%			2028	**	5	\$66,500	B	
Exposed Concrete	5%			LIFE	**	5	\$1,500	B	
Plaster	35%			LIFE	**	5	\$41,500	B	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2023	\$34,600	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 5000 Amps Main Disconnect Switches									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2023	\$110,900	5	\$4,800	B
Raceway									
Conduit		80%			2023	\$114,500	1		B
Conduit		20%			2033	* *	1		B
Panelboards									
Molded Case Bkrs		50%			2022	\$72,100	5	\$2,400	B
Molded Case Bkrs		50%			2031	* *	5	\$2,400	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$129,600	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	40%			2021	\$101,800	5	\$500	B
Locally Mounted	60%			2028	* *	5	\$700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2028	* *	1	\$56,600	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2028	* *	10	\$34,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	70%			2018	\$458,500	10	\$81,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2023	\$22,900	10	\$15,300	B
Exit, Service	50%			2023	\$9,100	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$66,700	10	\$600	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$165,600	1	\$20,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Entrance And Exit Points</i>								
<i>Explanation : CCTV Surveillance System And 24 Hr Security Personel</i>								
<b>Fire/Smoke Detection</b>								
No Component	50%							D
Generic	50%			2023	\$945,000	1-3	\$56,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Goldwater Campus</i>						
		<i>Explanation : Provided From Goldwater Steam Power Plant</i>						
Conversion Equipment								
Heat Exchanger	80%			2036	* *	1	\$50,200	B
Pres. Reducing Valve/LP Steam	20%			2026	* *	5	\$1,500	B
Distribution								
Hot Wtr Piping/Pump	80%			2031	* *	4	\$5,000	B
Steam Piping/Pump	20%			2033	* *	4	\$1,900	B
Terminal Devices								
Air Handler	20%	Now	\$6,800	2023	\$135,700	1	\$14,100	B
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Room B2-33-3 And A22-16</i>						
Convactor/Radiator	80%			2028	* *	1	\$32,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$8,500	2028	* *	1	\$21,200	B
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Penthouse Mechanical Equipment Room 1 Of 3 Defective Compressor</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Equipment Room</i>						
Window/Wall Unit	60%			2018	\$155,300	1		B
Distribution								
Chilled Wtr Pipe/Pump	40%			2033	* *	4	\$3,800	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%	Now	\$4,300	2023	\$213,900	1	\$28,200	B
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Penthouse Mechanical Equipment Room, Deteriorated Flexible Connection</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Penthouse Mechanical Equipment Room Defective Return Fan Motor</i>						
No Component	60%							D
Heat Rejection								
Air Condenser Unit	60%			2028	* *	2	\$53,000	B
Remote Air Cond	40%	Now	\$30,100	2023	\$300,800	2	\$28,300	B
		<i>Not in Service, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : 7th Floor Roof</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ventilation</b>								
Exhaust Fans								
Interior	95%			2023	\$132,200	2	\$3,700	B
Roof	5%			2023	\$5,000	2	\$200	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Galvanized Steel Throughout</i>								
<i>Explanation : Piping Nearing End Of Useful Life</i>								
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,000	4	\$1,600	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$7,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Bldg A</i>								
<i>Explanation : Located Outside Of The Bldg</i>								
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two C-6, Two I-6</i>								
<i>Explanation : Four Units. Motors Break Down Frequently Due To Age Of The Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2033	* *	1-5	\$64,000	B
Sprinkler								
No Component	85%							D
Generic	15%			2033	* *	1-2	\$5,300	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG  
**Address** : ROOSEVELT ISLAND (NORTH END)  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0003.020 / 84 **Yr Built/Renovated** : 1950 / 2008  
**Area Sq Ft** : 327,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1373 **Lot** : 50 **BIN** : 1040750

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,998,700	\$666,300
Interior Architecture	\$854,900	\$2,024,800
Electrical	\$1,474,200	\$3,969,600
Mechanical	\$294,300	\$2,351,000
<b>Total</b>	<b>\$5,622,100</b>	<b>\$9,011,800</b>
Priority A	\$2,998,700	\$666,300
Priority B	\$1,838,300	\$6,550,400
Priority C	\$785,100	\$1,795,100
<b>Total</b>	<b>\$5,622,100</b>	<b>\$9,011,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$11,700		\$7,600	
Interior Architecture	\$76,800	\$30,200		\$1,236,900
Electrical	\$59,700	\$43,300	\$60,500	\$36,800
Mechanical	\$116,900	\$98,600	\$101,700	\$79,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$273,000</b>	<b>\$180,000</b>	<b>\$177,700</b>	<b>\$1,360,600</b>
Priority A	\$11,700		\$7,600	
Priority B	\$214,800	\$149,800	\$170,000	\$123,700
Priority C	\$46,500	\$30,200		\$1,236,900
<b>Total</b>	<b>\$273,000</b>	<b>\$180,000</b>	<b>\$177,700</b>	<b>\$1,360,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$50,800	A
Glass Block	3%			LIFE	**	5	\$3,800	A
Masonry: Brick	90%			LIFE	**	5	\$182,800	A
Window Wall	2%			2033	**	5	\$15,200	A
Windows								
Aluminum	97%	Now	\$2,521,400	2048	**	5	\$30,300	A
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2026	**	10	\$11,700	A
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$19,200	A
Masonry: Limestone	5%			LIFE	**	5	\$2,400	A
Metal Rail	45%			2028	**	5-10	\$312,800	A
Roof								
Copper/Terne	10%			2051	**	10	\$84,500	A
Modified Bitumen	85%			2028	**	10	\$287,300	A
Sloped Glazing	5%			LIFE	**	5	\$225,300	A
Interior								
Floors								
Carpet	20%			2019	\$1,178,700	3	\$186,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$101,800	C
Ceramic Tile	3%			2032	**	5	\$14,000	C
Terrazzo	7%			LIFE	**	5	\$25,400	C
Vinyl Tile	40%			2023	\$1,570,300	3	\$69,800	C
Vinyl Tile	20%	Now	\$785,100	2033	**	3	\$34,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Interior Walls								
Glass: Single Pane	2%			LIFE	**	5	\$8,200	C
Gypsum Board	15%			LIFE	**	5	\$49,200	C
Marble Panels	3%			LIFE	**			C
Plaster	45%			LIFE	**	5	\$73,800	C
SGFT/Glazed Masonry	35%			LIFE	**			C

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$139,600	B
Exposed Concrete	10%			LIFE	* *	5	\$7,300	B
Metal Panel	5%			LIFE	* *	5	\$29,100	B
Plaster	50%			LIFE	* *	5	\$145,400	B
Plaster	5%	Now	\$30,300	LIFE	* *	5	\$14,500	B

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

*Location : Connecting Corridor To C Building*

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

*Location : Connecting Corridor To C Building*

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	70%			2023	\$45,500	5	\$1,200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2-4000 Amperes Main Service Protectors*

Fused Disc Sw	30%			2033	* *	5	\$400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch No Available Ratings*

## Switchgear / Switchboard

Molded Case Bkrs	80%			2023	\$177,500	5	\$6,900	B
Molded Case Bkrs	20%			2033	* *	5	\$1,700	B

## Raceway

Conduit	80%			2023	\$229,100	1		B
Conduit	20%			2033	* *	1		B

## Panelboards

Molded Case Bkrs	80%			2022	\$230,600	5	\$6,900	B
Molded Case Bkrs	20%			2031	* *	5	\$1,700	B

## Wiring

Braided Cloth	70%	2-4	\$226,800	2048	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	30%			2033	* *	1		B
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## Motor Controllers

Locally Mounted	80%			2021	\$434,400	5	\$1,800	B
Locally Mounted	20%			2028	* *	5	\$400	B

## Ground

## Grounding Devices

Not Accessible	100%							D
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## Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$100,700	B
Generators								
Diesel	100%			2026	* *	1	\$126,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 1000 Kw Caterpillar Genset							
Batteries								
Lead/Acid	100%			2016	\$700	5	\$12,100	B
Fuel Storage								
Day Tank	50%			2031	* *	5	\$28,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 325 Gallons Capacity							
Main Tank	50%			2058	* *	5	\$4,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 12,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$481,500	10	\$85,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	66%			2018	\$1,059,300	10	\$188,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	3%			2023	\$48,200	10	\$8,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
Incandescent	1%			2018	\$16,100	2	\$100	B
Egress Lighting								
Emergency, Battery	20%			2023	\$22,400	10	\$15,000	B
Exit, Service	80%			2023	\$35,900	1		B
Exterior Lighting								
HID	100%			2023	\$118,800	10	\$1,000	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2023	\$392,900	1	\$48,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Entrance, Exit Points							
	Explanation : CCTV Surveillance System And 24 Hr Security Personnel							

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

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

**Alarm**

## Fire/Smoke Detection

No Component

50%

Generic

50%

2023

\$1,681,400

1-3

\$100,800

D

B

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

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

**Heating**

## Energy Source

Campus Steam

100%

2033

\* \*

1

B

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

## Conversion Equipment

Heat Exchanger

80%

2026

\* \*

1

\$123,000

B

Pres. Reducing Valve/LP

20%

2026

\* \*

5

\$3,700

B

Steam

## Distribution

Hot Wtr Piping/Pump

80%

Now

\$24,800

2031

\* \*

4

\$12,300

B

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

Steam Piping/Pump

20%

2033

\* \*

4

\$4,600

B

## Terminal Devices

Air Handler

20%

Now

\$33,300

2028

\* \*

1

\$34,600

B

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

Convactor/Radiator

80%

2028

\* \*

1

\$80,300

B

**Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Reciprocating

35%

2023

\$366,400

1

\$50,500

B

Compr/Chiller

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

Ext Pkg Unit - Cooling

25%

2028

\* \*

2

\$4,800

B

Window/Wall Unit

40%

2018

\$253,700

1

B

## Distribution

Chilled Wtr Pipe/Pump

35%

2033

\* \*

4

\$8,000

B

No Component

65%

D

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

**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG B - CENTRAL BLDG**  
**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 Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$1,310,300	1	\$192,200	B
Heat Rejection								
Air Condenser Unit	35%			2023	\$215,700	2	\$75,800	B
No Component	65%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$173,300	B
Exhaust Fans								
Interior	100%			2023	\$341,000	2	\$9,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$46,100	B
		Other Observation, Extent : Moderate, Area Affected : 30%						
		Location : Basement Steam Room						
		Explanation : 3 Units						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Galvanized Steel Throughout						
		Explanation : Piping Nearing End Of Useful Life						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Galvanized Steel Throughout						
		Explanation : Piping Nearing End Of Useful Life						
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,000	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$19,000	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Bldg A Basement						
		Explanation : Water Main Located In Adjacent Bldg						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (1) B-3 (1) I-3						
		Explanation : Two Units						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$156,700	B

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

**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 Code
Fire Suppression									
Sprinkler									
	No Component	50%							D
	Generic	50%			2033	* *	1-2	\$43,500	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG  
**Address** : ROOSEVELT ISLAND (NORTH END)  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0003.030 / 85 **Yr Built/Renovated** : 1950 / 2009  
**Area Sq Ft** : 188,600 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 1373 **Lot** : 50 **BIN** : 1096493

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$316,900	\$461,800
Interior Architecture	\$623,700	\$993,800
Electrical	\$651,600	\$2,098,200
Mechanical	\$265,400	\$142,700
<b>Total</b>	<b>\$1,857,600</b>	<b>\$3,696,600</b>
Priority A	\$316,900	\$461,800
Priority B	\$965,700	\$2,289,600
Priority C	\$575,000	\$945,200
<b>Total</b>	<b>\$1,857,600</b>	<b>\$3,696,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$8,500
Interior Architecture	\$14,600	\$21,900		\$13,900
Electrical	\$15,000	\$17,700	\$24,600	\$26,100
Mechanical	\$27,200	\$13,100	\$40,200	\$24,700
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$81,600</b>	<b>\$77,400</b>	<b>\$89,400</b>	<b>\$73,200</b>
Priority A				
Priority B	\$81,600	\$55,500	\$89,400	\$64,700
Priority C		\$21,900		\$8,500
<b>Total</b>	<b>\$81,600</b>	<b>\$77,400</b>	<b>\$89,400</b>	<b>\$73,200</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG**  
**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 Code
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$10,800	A
Masonry: Brick	95%			LIFE	**	5	\$328,600	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$316,900	2048	**	5	\$3,800	A
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$15,000	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$1,100	A
Metal Rail	10%			2040	**	5-10	\$31,800	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	3%			2051	**	10	\$10,300	A
Modified Bitumen	97%			2031	**	10	\$133,200	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	10%			2032	**	5	\$19,500	C
Terrazzo	5%			LIFE	**	5	\$7,600	C
Vinyl Tile	50%			2023	\$821,400	3	\$36,500	C
Vinyl Tile	35%	Now	\$575,000	2033	**	3	\$25,600	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : 9 X 9 Tiles								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Gypsum Board	15%			LIFE	**	5	\$41,200	C
Plaster	60%			LIFE	**	5	\$82,500	C
SGFT/Glazed Masonry	20%			LIFE	**			C

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

**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG C - NORTH BLDG**  
**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 Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2028	* *	5	\$97,400	B
AcousTileSusp.Lay-In	15%			2036	* *	5	\$29,200	B
Exposed Concrete	5%			LIFE	* *	5	\$1,500	B
Metal Panel	5%			LIFE	* *	5	\$12,200	B
Plaster	25%			LIFE	* *	5	\$30,400	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 1200 Amperes							
Molded Case Bkrs	50%			2033	* *	5	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Protector Rated @ 1600 Amperes							
Switchgear / Switchboard								
Molded Case Bkrs	80%			2023	\$88,800	5	\$4,000	B
Molded Case Bkrs	20%			2033	* *	5	\$1,000	B
Raceway								
Conduit	80%			2023	\$114,500	1		B
Conduit	20%			2033	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2022	\$115,300	5	\$4,000	B
Molded Case Bkrs	20%			2031	* *	5	\$1,000	B
Wiring								
Braided Cloth	80%	2-4	\$129,600	2048	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$254,500	5	\$1,300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,500	1	\$58,000	B
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$201,500	10	\$35,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	66%			2018	\$443,300	10	\$78,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	3%			2023	\$20,200	10	\$3,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Cfl - Compact Fluorescent Light Fixtures							
Incandescent	1%			2018	\$6,700	2		B
Egress Lighting								
Emergency, Battery	20%			2023	\$9,400	10	\$6,300	B
Exit, Service	80%			2023	\$15,000	1		B
Exterior Lighting								
HID	100%			2023	\$68,500	10	\$600	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2023	\$226,500	1	\$28,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Entrance And Exit Points							
	Explanation : CCTV Surveillance System And 24 Hr Security Personnel							
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2023	\$969,100	1-3	\$58,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Smoke Detectors And Manual Pull Station							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Goldwater Campus							
	Explanation : Provided From Goldwater Steam Power Plant							
Conversion Equipment								
Heat Exchanger	50%			2019	\$13,800	1	\$32,200	B
Pres. Reducing Valve/LP Steam	50%			2026	* *	5	\$3,900	B

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Hot Wtr Piping/Pump	50%			2045	**	4	\$4,800	B
	Steam Piping/Pump	50%	Now	\$9,000	2033	**	4	\$3,200	B
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Explanation : One Steam Valve Is Inoperable								
	Terminal Devices								
	Convactor/Radiator	100%			2028	**	1	\$42,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	**	1		B
	Conversion Equipment								
	Window/Wall Unit	100%			2018	\$265,400	1		B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$72,500	B
	Exhaust Fans								
	Interior	100%			2023	\$142,700	2	\$4,000	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	**	1		B
	Sanitary Piping								
	Cast Iron	100%	Now	\$5,600	LIFE	**	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2031	**	1	\$8,000	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Of Bldg A								
	Explanation : Located In Adjacent Bldg								
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Floors 1, 2, 3, 4, 5								
	Explanation : Five Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	**	1-5	\$65,600	B

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	98%							D
	Generic	2%			2033	* *	1-2	\$700	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING  
**Address** : ROOSEVELT ISLAND (NORTH END)  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0003.050 / 87 **Yr Built/Renovated** : 1956 / 2009  
**Area Sq Ft** : 42,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1373 **Lot** : 50 **BIN** : 1086491

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,003,600	\$157,800
Interior Architecture	\$279,700	\$286,200
Electrical	\$47,900	\$450,500
Mechanical	\$121,700	\$239,800
<b>Total</b>	<b>\$1,452,900</b>	<b>\$1,134,300</b>
Priority A	\$1,003,600	\$157,800
Priority B	\$169,700	\$766,700
Priority C	\$279,700	\$209,800
<b>Total</b>	<b>\$1,452,900</b>	<b>\$1,134,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$7,600			
Interior Architecture	\$16,600	\$5,100	\$10,400	\$4,100
Electrical	\$28,500	\$3,600	\$37,000	\$2,900
Mechanical	\$10,200	\$13,100	\$18,900	\$11,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$66,800</b>	<b>\$25,700</b>	<b>\$70,300</b>	<b>\$22,200</b>
Priority A	\$7,600			
Priority B	\$59,200	\$20,700	\$70,300	\$18,100
Priority C		\$5,100		\$4,100
<b>Total</b>	<b>\$66,800</b>	<b>\$25,700</b>	<b>\$70,300</b>	<b>\$22,200</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING**  
**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 Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$118,600	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$965,500	2048	**	5	\$11,600	A
	Air Infiltration, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	5%			2026	**	10	\$7,600	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$6,900	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	10%			LIFE	**	5	\$1,500	A
Metal Rail	30%			2028	**	5-10	\$62,800	A
Roof								
Modified Bitumen	100%			2031	**	10	\$39,200	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,100	C
Terrazzo	20%			LIFE	**	5	\$13,000	C
Vinyl Tile	40%	Now	\$279,700	2033	**	3	\$12,400	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : 9 X 9 Tiles							
Vinyl Tile	30%			2023	\$209,800	3	\$9,300	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$3,900	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	C
Gypsum Board	25%			LIFE	**	5	\$11,700	C
Plaster	50%			LIFE	**	5	\$11,700	C
SGFT/Glazed Masonry	15%			LIFE	**			C

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	10%			2021	\$76,500	5	\$8,300	B
AcousTileSusp.Lay-In	30%			2036	* *	5	\$24,900	B
AcousTileSusp.Lay-In	25%			2028	* *	5	\$20,700	B
Exposed Concrete	5%			LIFE	* *	5	\$600	B
Metal Panel	5%			LIFE	* *	5	\$5,200	B
Plaster	25%			LIFE	* *	5	\$13,000	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$17,000	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$110,900	5	\$1,100	B
Raceway								
Conduit	80%			2023	\$28,200	1		B
Conduit	20%			2033	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2022	\$62,400	5	\$900	B
Molded Case Bkrs	20%			2031	* *	5	\$200	B
Wiring								
Braided Cloth	80%	2-4	\$25,400	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	70%			2021	\$7,700	5	\$200	B
Locally Mounted	30%			2028	* *	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$12,900	B
Lighting								

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# HEALTH AND HOSPITALS CORP. - 819

## COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

### Asset # : 87

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$22,100	10	\$15,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	65%			2018	\$47,900	10	\$33,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2023	\$3,700	10	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Cfl (Compact Fluorescent Light Fixtures)							
Egress Lighting								
Emergency, Service	45%			2023	\$3,600	1		B
Emergency, Battery	5%			2023	\$1,000	10	\$700	B
Exit, Service	50%			2023	\$4,000	1		B
Exterior Lighting								
HID	100%			2023	\$7,300	10	\$100	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2023	\$50,400	1	\$6,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$172,700	1-3	\$10,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Goldwater Campus							
	Explanation : Provided From Goldwater Steam Power Plant							
Conversion Equipment								
Heat Exchanger	40%			2026	* *	1	\$11,000	B
Pres. Reducing Valve/LP	60%			2026	* *	5	\$2,000	B
Steam								

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# HEALTH AND HOSPITALS CORP. - 819

## COLER MEMORIAL HOSPITAL BLDG S - SPECIAL WING

**Asset # : 87**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Distribution									
	Hot Wtr Piping/Pump	40%			2031	**	4	\$1,100	B
	Steam Piping/Pump	60%			2033	**	4	\$2,500	B
Terminal Devices									
	Air Handler	10%	Now	\$29,600	2033	**	1	\$3,100	B
		Not in Service, Extent : Severe, Area Affected : 25%							
		Location : Room 5409							
	Air Handler	25%	Now	\$7,400	2023	\$74,100	1	\$7,700	B
		Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Equipment Room							
	Convactor/Radiator	65%			2028	**	1	\$11,600	B
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		B
Conversion Equipment									
	Reciprocating Compr/Chiller	25%	Now	\$4,700	2023	\$46,600	1	\$5,800	B
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement Mechanical Room, 1 Of 2 Defective Chiller Compressors							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Window/Wall Unit	75%			2018	\$84,700	1		B
Distribution									
	Chilled Wtr Pipe/Pump	25%			2043	**	4	\$700	B
	No Component	75%							D
Terminal Devices									
	Air Handler/Cool/Ht	25%			2023	\$58,300	1	\$8,600	B
	No Component	75%							D
Heat Rejection									
	Water Cool Tower	25%			2027	**	2	\$13,900	B
	No Component	75%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	B
Exhaust Fans									
	Interior	100%			2023	\$60,700	2	\$1,700	B
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2028	**	1		B
HW Heat Exchanger									
	Low Temp	100%			2033	**	4	\$8,200	B
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Galvanized Steel Throughout							
		Explanation : Piping Nearing End Of Useful Life							

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Estimates are rounded to the nearest hundred dollars.

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

**Asset # : 87**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Galvanized Steel Throughout							
		Explanation : Piping Nearing End Of Useful Life							
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$3,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2, 3, 4							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$27,900	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2033	* *	1-2	\$800	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : CONEY ISLAND HOSPITAL AMBULANCE  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.040 / 2671 **Yr Built/Renovated** : 1954 / 2013  
**Area Sq Ft** : 8,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 09-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7239 **Lot** : 1 **BIN** : 3337274

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$152,000	\$52,300
Interior Architecture		\$123,700	
<b>Total</b>		<b>\$275,700</b>	<b>\$52,300</b>
Priority A		\$152,000	\$52,300
Priority C		\$123,700	
<b>Total</b>		<b>\$275,700</b>	<b>\$52,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,700			\$4,800
Interior Architecture	\$8,700	\$600	\$600	\$200
Electrical				
Mechanical	\$300	\$200	\$500	\$3,400
<b>Total</b>	<b>\$19,800</b>	<b>\$800</b>	<b>\$1,200</b>	<b>\$8,400</b>
Priority A	\$10,700			\$4,800
Priority B	\$300	\$800	\$600	\$3,600
Priority C	\$8,700	\$100	\$600	
<b>Total</b>	<b>\$19,800</b>	<b>\$800</b>	<b>\$1,200</b>	<b>\$8,400</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$36,600	LIFE	**	5	\$12,200	A
	Horizontal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Main Entrance							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Over Main Entrance							
	Spalling, Extent : Severe, Area Affected : 10%							
	Location : East Facade							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Building Is Undergoing Construction / Repair - Not Currently In Operation							
Metal Sect. OHD	20%			2029	**	5	\$9,500	A
Windows								
Aluminum	100%	Now	\$74,300	2049	**	5	\$900	A
	Air Infiltration, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	100%	Now	\$10,700	LIFE	**	5	\$1,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Built-Up (BUR)	50%	Now	\$41,100	2034	**			A
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Flat Section							
Modified Bitumen	50%			2024	\$52,300	10	\$9,000	A
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$8,700	LIFE	**	5	\$18,500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2033	**	5	\$500	C
Vinyl Tile	5%			2029	**	3	\$200	C

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2033	**	5	\$700	C
Concrete Masonry Unit	15%			LIFE	**	5	\$800	C
Gypsum Board	20%			LIFE	**	5	\$1,600	C
Masonry: Brick	60%	Now	\$123,700	LIFE	**			C

Cracking/Crumbling, Extent : Severe, Area Affected : 40%

Location : Throughout

Misaligned/Bulging, Extent : Severe, Area Affected : 50%

Location : Throughout

## Ceilings

AcousTileConcealSpLn	10%			2037	**	5	\$1,200	B
AcousTileSusp.Lay-In	5%			2029	**	5	\$500	B
Exposed Concrete	80%			LIFE	**	5	\$1,200	B
Plaster	5%			LIFE	**	5	\$300	B

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Tour Lieutenant Office

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

## Under 600 Volts

## Raceway

Conduit	20%			2024		\$2,000	1	B
Under Construction	80%							D

## Panelboards

Fused Disc Sw	5%			2023		\$600	5	B
Molded Case Bkrs	30%			2023		\$3,600	5	B
Under Construction	65%							D

## Wiring

Thermoplastic	20%			2024		\$2,000	1	B
Under Construction	80%							D

## Motor Controllers

Under Construction	100%							D
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## Ground

## Grounding Devices

Under Construction	100%							D
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## Lighting

## Interior Lighting

Fluorescent	20%			2024		\$5,500	10	B
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Offices

Under Construction	80%							D
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## Egress Lighting

Under Construction	100%							D
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## Exterior Lighting

Under Construction	100%							D
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**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL AMBULANCE**  
**Asset # : 2671**

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

**Alarm**

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

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

**Heating**

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

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

Terminal Devices								
Air Handler	40%			2024	\$13,500	1	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey</i>								
Convactor/Radiator	10%			2029	**	1	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey</i>								
Unit Heater-Stm/HW	50%			2024	\$20,100	4	\$400	B

**Air Conditioning**

Energy Source								
Electricity	100%			2032	**	1		B

Conversion Equipment								
Ext Pkg Unit - Cooling	25%			2024	\$7,200	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Under Construction At The Time Of Survey</i>								
Window/Wall Unit	25%			2019	\$3,200	1		B
No Component	50%							D

**Ventilation**

Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$1,400	B
No Component	60%							D

**Plumbing**

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

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

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$795,100	\$48,500
Interior Architecture	\$108,200	\$54,900
Electrical		\$120,600
Mechanical		\$236,100
<b>Total</b>	<b>\$903,300</b>	<b>\$460,000</b>
Priority A	\$795,100	\$48,500
Priority B	\$39,500	\$356,700
Priority C	\$68,700	\$54,900
<b>Total</b>	<b>\$903,300</b>	<b>\$460,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$85,000			
Interior Architecture	\$49,400			\$2,300
Electrical	\$23,600	\$1,000	\$800	\$10,000
Mechanical	\$9,000	\$1,800	\$1,400	\$43,300
<b>Total</b>	<b>\$166,900</b>	<b>\$2,800</b>	<b>\$2,200</b>	<b>\$55,600</b>
Priority A	\$85,000			
Priority B	\$37,800	\$2,800	\$2,200	\$53,300
Priority C	\$44,200			\$2,300
<b>Total</b>	<b>\$166,900</b>	<b>\$2,800</b>	<b>\$2,200</b>	<b>\$55,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	15%	0-2	\$100,000	2044	* *			A
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Told By Hospital Management That Building Is Scheduled To Be Demolished							
Masonry: Brick	80%	Now	\$337,700	LIFE	* *	5	\$28,200	A
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : East Facade, West Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : East Facade, West Facade							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : Above Second Floor Windows							
Masonry: Limestone	5%	0-2	\$19,100	LIFE	* *	5	\$1,300	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Metal Clad	50%	Now	\$156,700	2049	* *	5	\$9,500	A
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Steel	50%	Now	\$157,500	2049	* *	5	\$19,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Copper/Terne	20%	4+	\$17,200	2044	* *	5	\$2,400	A
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	75%	Now	\$43,200	LIFE	* *	5	\$3,800	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
Masonry: Limestone	5%	0-2	\$10,400	LIFE	* *	5	\$300	A
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Roof								
Built-Up (BUR)	95%	Now	\$28,600	2034	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Around Drains							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Engineering Office							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%	0-2	\$9,700	2024	\$48,500			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
Interior								
Floors								
Ceramic Tile	5%	0-2	\$2,100	2033	* *	5	\$500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Terrazzo	10%	2-4	\$20,000	LIFE	* *	5	\$1,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Vinyl Tile	30%	0-2	\$11,000	2024	\$54,900	3	\$2,400	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	35%	0-2	\$6,400	2029	* *	3	\$2,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	20%			2034	* *	3	\$2,200	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	15%	0-2	\$4,200	LIFE	* *	5	\$3,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Plaster	85%	0-2	\$68,700	LIFE	* *	5	\$8,600	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$5,200	2037	* *	5	\$3,300	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Engineering Office							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Engineering Office							
Plaster	70%	0-2	\$39,500	LIFE	* *	5	\$9,500	B
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$63,400	5	\$300	B
Raceway								
Conduit	90%			2024	\$18,300	1		B
Conduit	10%			2034	* *	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$1,200	5		B
Fused Knife Sw	10%	2-4	\$2,400	2049	* *	5		B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Fused Toggle Switch	10%	2-4	\$2,400	2049	* *	5		B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Molded Case Bkrs	30%			2023	\$7,200	5	\$100	B
Molded Case Bkrs	45%			2040	* *	5	\$200	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$18,000	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2024	\$5,200	1		B
Thermoplastic	10%			2044	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2037	* *	5	\$100	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2024	\$57,200	10	\$12,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2034	* *	10	\$1,300	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Workshop</i>								
<b>Egress Lighting</b>								
Emergency, Battery	10%			2032	* *	10	\$400	B
Emergency, Battery	40%			2019	\$2,100	10	\$1,400	B
Exit, Service	40%			2019	\$800	1		B
Exit, Service	10%			2032	* *	1		B
<b>Exterior Lighting</b>								
HID	100%			2019	\$4,800	10		B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	* *	1-3	\$8,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2024	\$4,700	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2024	\$100,300	4	\$1,100	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%	Now	\$6,800	2022	\$135,700	1	\$4,200	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2032	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	80%			2019	\$23,600	1		B
	No Component	20%							D
	Terminal Devices								
	Fan Coil - Cooling	20%			2029	* *	1	\$900	B
	No Component	80%							D
	Heat Rejection								
	Air Condenser Unit	20%			2029	* *	2	\$2,000	B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,000	4	\$1,600	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : No Access								
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	80%							D
	Generic	20%			2044	* *	1-2	\$800	B
	Chemical System								
	No Component	80%							D
	Generic	20%			2019	\$5,200	1-3	\$11,000	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Extinguishers								

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$791,600	\$113,400
Interior Architecture	\$54,000	\$203,000
Electrical	\$58,000	\$476,200
Mechanical	\$111,200	\$69,300
<b>Total</b>	<b>\$1,014,800</b>	<b>\$861,900</b>
Priority A	\$791,600	\$113,400
Priority B	\$169,200	\$545,500
Priority C	\$54,000	\$203,000
<b>Total</b>	<b>\$1,014,800</b>	<b>\$861,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$62,600			\$23,200
Interior Architecture	\$49,500	\$4,800	\$5,200	\$4,700
Electrical	\$3,100	\$3,600	\$3,800	\$31,600
Mechanical	\$7,800	\$6,200	\$11,700	\$13,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$134,900</b>	<b>\$26,400</b>	<b>\$32,500</b>	<b>\$85,200</b>
Priority A	\$62,600			\$23,200
Priority B	\$55,100	\$21,600	\$27,300	\$57,300
Priority C	\$17,200	\$4,800	\$5,200	\$4,700
<b>Total</b>	<b>\$134,900</b>	<b>\$26,400</b>	<b>\$32,500</b>	<b>\$85,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2044	**	10	\$16,600	A
Masonry: Brick	80%	Now	\$679,200	LIFE	**	5	\$113,400	A
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Masonry: Limestone	5%	Now	\$38,400	LIFE	**	5	\$5,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Stucco Cement	5%	0-2	\$10,200	2029	**	5	\$8,900	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Window Wall	5%	Now	\$16,900	2044	**	5	\$13,300	A
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%			2040	**	5	\$3,100	A
Parapets								
Masonry: Brick	90%	Now	\$30,700	LIFE	**	5	\$5,400	A
Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%	0-2	\$3,100	LIFE	**	5	\$400	A
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	5%	Now	\$300	2029	**	5	\$1,000	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	5%	0-2	\$10,600	2034	* *			A
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Over Canopy								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over Canopy								
Built-Up (BUR)	30%	0-2	\$63,400	2034	* *			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Built-Up (BUR)	50%			2029	* *	10	\$23,200	A
Modified Bitumen	10%			2034	* *	10	\$4,600	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : 5th Floor								
Traffic Topping	5%	0-2	\$1,400	2024	\$14,000			A
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	\$13,500	C
Cast in Place Concrete	2%			LIFE	* *	5	\$3,400	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ceramic Tile	4%			2033	* *	5	\$3,100	C
Ceramic Tile	1%			2039	* *	5	\$800	C
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	25%	0-2	\$16,200	2024	\$162,200	3	\$7,200	C
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	50%			2029	* *	3	\$14,400	C
Vinyl Tile	10%			2034	* *	3	\$3,800	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	1%			2039	* *	5	\$1,800	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Ceramic Tile	4%			2033	* *	5	\$7,200	C
Glass: Single Pane	5%			LIFE	* *	5	\$6,800	C
Gypsum Board	15%			LIFE	* *	5	\$16,300	C
Plaster	75%	Now	\$54,000	LIFE	* *	5	\$40,700	C
Other Observation, Extent : Light, Area Affected : 30%								
Location : 6th Floor And Bathrooms								
Explanation : Mold And Mildew Present								

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	50%	0-2	\$15,400	2029	* *	5	\$24,000	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	0-2	\$4,600	2037	* *	5	\$5,800	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	2-4	\$12,300	LIFE	* *	5	\$1,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	* *	5	\$12,000	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2024	\$17,000	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								

## Switchgear / Switchboard

Molded Case Bkrs	75%			2024	\$59,400	5	\$1,500	B
Molded Case Bkrs	25%			2034	* *	5	\$500	B

## Raceway

Conduit	70%			2024	\$50,900	1		B
Conduit	30%			2034	* *	1		B

## Panelboards

Fused Disc Sw	10%			2023	\$5,400	5	\$200	B
Molded Case Bkrs	60%			2023	\$32,400	5	\$1,200	B
Molded Case Bkrs	30%			2032	* *	5	\$600	B

## Wiring

Braided Cloth	70%	2-4	\$58,000	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2034	* *	1		B

## Motor Controllers

Locally Mounted	70%			2022	\$47,500	5	\$400	B
Locally Mounted	30%			2029	* *	5	\$200	B

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,100	B
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## Stand-by Power

## Transfer Switches

Automatic	100%			2029	* *	1	\$22,900	B
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## Lighting

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2024	\$238,800	10	\$42,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2034	* *	10	\$4,700	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Egress Lighting								
Emergency, Service	5%			2034	* *	1		B
Emergency, Service	45%			2024	\$3,300	1		B
Exit, Service	50%			2024	\$3,700	1		B
Exterior Lighting								
HID	100%			2019	\$27,000	10	\$200	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2034	* *	1	\$8,400	B
Fire/Smoke Detection								
Under Construction	100%							D
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2024	\$6,700	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Mechanical Equipment Room</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								
Conversion Equipment								
Heat Exchanger	40%			2020	\$4,300	1	\$10,200	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 4th Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Units</i>								
No Component	60%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Prv Station Located In Power Plant Building</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2032	* *	4	\$1,500	B
Steam Piping/Pump	60%			2034	* *	4	\$1,500	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Entire 1st Floor Is Undergoing Construction Due To Hurricane Sandy</i>								
<i>Damage</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Terminal Devices								
Air Handler	20%			2024	\$22,000	1	\$6,400	B
Convactor/Radiator	40%			2029	* *	1	\$6,600	B
Induction Unit	40%			2027	* *	1	\$6,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2019	\$69,200	1	\$9,500	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : 4th Floor Mech Room</i>					
Window/Wall Unit	40%			2019	\$41,900	1		B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	40%			2034	* *	4	\$1,000	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2024	\$69,300	1	\$12,700	B
No Component	60%							D
Heat Rejection								
Not Accessible	100%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$11,500	B
No Component	60%							D
Exhaust Fans								
Interior	40%			2024	\$22,500	2	\$600	B
No Component	60%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$5,100	B
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor - Room 150 Explanation : 2 Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport									
Elevators									
Gearless Traction	100%			LIFE		* *		C	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-6									
Explanation : Two Units									
Fire Suppression									
Standpipe									
Generic	100%			2034		* *	1-5	\$26,900	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : CONEY ISLAND HOSPITAL MAIN BLDG  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.010 / 88 **Yr Built/Renovated** : 1954 / 2013  
**Area Sq Ft** : 722,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 12-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,13,14  
**Block** : 7239 **Lot** : 1 **BIN** : 3337274

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$3,397,100	\$1,514,800
Interior Architecture	\$1,987,700	\$1,343,400
Electrical	\$1,614,000	\$3,891,100
Mechanical	\$4,084,200	\$1,962,400
<b>Total</b>	<b>\$11,082,900</b>	<b>\$8,711,600</b>
Priority A	\$3,397,100	\$1,514,800
Priority B	\$5,981,500	\$6,653,500
Priority C	\$1,704,300	\$543,300
<b>Total</b>	<b>\$11,082,900</b>	<b>\$8,711,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$17,100			\$34,500
Interior Architecture		\$20,000	\$34,900	\$80,000
Electrical	\$46,500	\$58,500	\$52,100	\$52,700
Mechanical	\$126,300	\$86,300	\$207,300	\$93,300
Elevators/Escalators	\$124,400	\$124,400	\$124,400	\$124,400
<b>Total</b>	<b>\$314,300</b>	<b>\$289,200</b>	<b>\$418,600</b>	<b>\$384,900</b>
Priority A	\$17,100			\$34,500
Priority B	\$297,200	\$269,200	\$383,700	\$270,400
Priority C		\$20,000	\$34,900	\$80,000
<b>Total</b>	<b>\$314,300</b>	<b>\$289,200</b>	<b>\$418,600</b>	<b>\$384,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$146,500	LIFE	* *	5	\$130,900	A
Exposed Reinforcement, Extent : Light, Area Affected : 5%								
Location : 3rd And 5th Floor Sun Shade Cantilevers								
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Throughout Underside Of All Sun Shade Cantilevers								
Masonry: Brick	60%	Now	\$940,700	LIFE	* *	5	\$314,200	A
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Bulkheads, Mechanical Penthouse								
Spalling, Extent : Severe, Area Affected : 30%								
Location : Bulkheads, Mechanical Penthouse								
Window Wall	35%			2050	* *	5	\$687,300	A
Recent Replace Evident, Extent : Light, Area Affected : 66%								
Location : Throughout								
Windows								
Aluminum	98%			2049	* *	5	\$270,400	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Louvers	2%			2039	* *	10	\$34,500	A
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	70%	0-2	\$614,800	LIFE	* *	5	\$35,800	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 11th Floor Roof								
Explanation : Parapet Walls Were Replaced In 2006								
Masonry: Limestone	10%	Now	\$106,200	LIFE	* *	5	\$6,400	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Metal Rail	20%	0-2	\$54,100	2037	* *	5	\$72,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	70%	Now	\$915,300	2034		* *		A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over 11th Floor							
	Drains Clogged, Extent : Moderate, Area Affected : 5%							
	Location : Adjacent To 11th Floor Mechanical Room							
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Over 11th Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over 11th Floor							
Copper/Terne	5%	0-2	\$57,500	2052		* *		A
	Deformed/Dented, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
IRMA/Protected Membrane	15%	Now	\$426,800	2034		* *		A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
	Location : Over 8th Floor							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over 8th Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Over 8th Floor							
Panel/Paver: Cer/Brk	2%	Now	\$3,200	2034		* *		A
	Vegetation Growth, Extent : Light, Area Affected : 75%							
	Location : Various Locations Throughout Perimeter Of Paved Roof							
Traffic Topping	8%	0-2	\$13,900	2024	\$138,800			A
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$55,000	LIFE	* *	5	\$116,700	C
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Basement Loading Dock Area								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mechanical Space / Basement Loading Dock Area								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Basement Mechanical Space								
Explanation : Staining.								
Ceramic Tile	5%	0-2	\$102,600	2033	* *	5	\$26,700	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%	0-2	\$152,100	2037	* *	5	\$40,000	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Raised Access Floor	2%			2033	* *	5	\$80,000	C
Terrazzo	3%	Now	\$147,600	LIFE	* *	5	\$25,000	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Lobby								
Vinyl Tile	60%	0-2	\$1,080,000	2029	* *	3	\$240,000	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	15%			2029	* *	3	\$60,000	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : M R I / Radiology Suite								
Explanation : High Density Vinyl With Wood Grain Look								
Wood	5%			2052	* *	5	\$100,000	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Physical Therapy Suite								
Explanation : Oak Flooring								
Interior Walls								
Ceramic Tile	6%			2033	* *	5	\$69,800	C
Concrete Masonry Unit	15%	Now	\$76,900	LIFE	* *	5	\$69,800	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Mechanical Room In Basement								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Mechanical Room Penthouse West Wall Shifted By Approx. 1.5 Inches At Base								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Various Locations In Basement Mechanical Room								
Glass: Single Pane	2%			LIFE	* *	5	\$17,400	C
Gypsum Board	15%			LIFE	* *	5	\$104,700	C
Marble Panels	2%			LIFE	* *			C
Plaster	35%			LIFE	* *	5	\$122,100	C
SGFT/Glazed Masonry	25%			LIFE	* *			C

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	10%			2029	* *	5	\$133,300	B
AcousTileSusp.Lay-In	25%			2037	* *	5	\$266,700	B
Exposed Concrete	5%			LIFE	* *	5	\$8,300	B

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Mechanical Penthouse*

Metal Panel	30%			LIFE	* *	5	\$400,000	B
Plaster	30%	Now	\$83,400	LIFE	* *	5	\$200,000	B

*Water Penetration, Extent : Moderate, Area Affected : 30%*

*Location : 14th Floor Office, Radiology, Pediatrics*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	50%			2024	\$65,000	5	\$1,600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 3000 Amps Main Disconnect Switch For Sections C & D*

Under Construction	50%							D
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*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Water Damage Caused By Super Storm Sandy*

## Transformers

Dry Type	100%			2029	* *	5	\$2,700	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 500 Kva 480hv-208/120lv*

## Switchgear / Switchboard

Air Circuit Breaker	50%			2024	\$206,000	5	\$1,900	B
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Under Construction	50%							D
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## Raceway

Conduit	80%			2024	\$458,200	1		B
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Under Construction	20%							D
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## Panelboards

Fused Disc Sw	10%			2023	\$57,600	5	\$1,700	B
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Molded Case Bkrs	50%			2023	\$288,200	5	\$9,500	B
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Molded Case Bkrs	10%			2049	* *	5	\$1,900	B
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Molded Case Bkrs	20%			2032	* *	5	\$3,800	B
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Under Construction	10%							D
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**HEALTH AND HOSPITALS CORP. - 819**  
**CONEY ISLAND HOSPITAL MAIN BLDG**  
**Asset # : 88**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$388,700	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2034	* *	1		B
Thermoplastic	10%			2054	* *	1		B
Under Construction	10%							D
<b>Motor Controllers</b>								
Locally Mounted	5%			2022	\$54,300	5	\$200	B
Locally Mounted	5%			2037	* *	5	\$200	B
Motor Control Center	45%			2022	\$488,700	5	\$8,900	B
Under Construction	45%							D
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	50%							D
Generic	50%			LIFE	* *	5	\$5,300	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	30%			2037	* *	1	\$66,700	B
Automatic	70%			2022	\$8,100	1	\$155,700	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2024	\$1,839,800	10	\$326,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2029	* *	10	\$65,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout the Building</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	20%			2019	\$735,900	10	\$130,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	* *	10	\$65,400	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Under Construction	10%							D
<b>Egress Lighting</b>								
Emergency, Service	40%			2024	\$41,100	1		B
Emergency, Service	10%			2034	* *	1		B
Emergency, Battery	10%			2024	\$25,700	10	\$17,200	B
Exit, Service	30%			2019	\$30,800	1		B
Exit, Service	10%			2034	* *	1		B
<b>Exterior Lighting</b>								
HID	100%			2019	\$262,400	10	\$2,200	B

**Alarm**

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

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

**Alarm**

## Security System

No Component

70%

2032

\* \*

1

\$81,000

D

Generic

30%

## Fire/Smoke Detection

No Component

60%

2029

\* \*

1-3

\$178,200

D

Generic

40%

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

**Heating**

## Energy Source

Campus Steam

100%

2034

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Comes From Separate Power Plant Building*

## Conversion Equipment

Heat Exchanger

70%

2027

\* \*

1

\$246,700

B

*Other Observation, Extent : Light, Area Affected : 70%**Location : 4 Units On 1st Floor; 2 Units On 13th Floor - Mechanical Equipment Room**Explanation : 6 Units*Pres. Reducing Valve/LP  
Steam

30%

2027

\* \*

5

\$12,700

B

## Distribution

Hot Wtr Piping/Pump

70%

2032

\* \*

4

\$36,900

B

*Not Insulated, Extent : Light, Area Affected : 10%**Location : Portions Of Piping In Mechanical Rooms*

Steam Piping/Pump

30%

Now

\$74,100

2034

\* \*

4

\$10,500

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Vacuum Pump Is Leaking In Sub Basement**Other Observation, Extent : Light, Area Affected : 10%**Location : Various Locations**Explanation : Portions Of Insulation Missing*

## Terminal Devices

Air Handler

30%

2019

\$1,143,900

1

\$132,200

B

Convactor/Radiator

70%

Now

\$93,500

2029

\* \*

1

\$145,000

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Thermostatic Valves Need Repair Or Replacement***Air Conditioning**

## Energy Source

District C.W.

5%

2044

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 5%**Location : 4th Floor Of New Wing**Explanation : Chilled Water Supplied By Power Plant*

Electricity

95%

2032

\* \*

1

B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	3%			2033	* *	1	\$23,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Units Serve Labor And Delivery</i>								
Centrifugal, Elec Chiller	2%			2020	\$38,100	1	\$15,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life / Serves Emergency Room</i>								
Int Pkg Unit - Cooling	10%			2018	\$910,800	2	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Many Units On Extended Life</i>								
Ext Pkg Unit - Cooling	20%			2024	\$652,900	2	\$8,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Split Systems</i>								
Window/Wall Unit	60%			2017	\$872,300	1		B
No Component	5%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	5%			2034	* *	4	\$1,800	B
No Component	95%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	5%			2024	\$142,700	1	\$22,000	B
No Component	95%							D
<b>Heat Rejection</b>								
Remote Air Cond	20%			2024	\$802,700	2	\$99,300	B
Water Cool Tower	10%			2018	\$192,800	2	\$71,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof / Serves Nuclear Medicine</i>								
No Component	70%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$397,400	B
<b>Exhaust Fans</b>								
Interior	90%			2019	\$703,600	2	\$19,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof	10%			2024	\$56,200	2	\$2,200	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger Low Temp	100%			2034	* *	4	\$70,500	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Mechanical Equipment Room					
				Explanation : 2 Units					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s) Rigid Piping	100%			2024	\$11,000	4	\$2,500	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (8) 1-11 (1) 1-7					
				Explanation : 9 Units					
Fire Suppression									
	Standpipe Generic	100%			2034	* *	1-5	\$372,700	B
	Sprinkler No Component	80%							D
	Generic	20%			2034	* *	1-2	\$39,900	B
	Fire Pump Not Accessible	100%							D

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : CONEY ISLAND HOSPITAL POWER PLANT  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.030 / 90 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 12,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 7239 **Lot** : 1 **BIN** : 3337274

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$576,300	\$260,400
Interior Architecture	\$44,500	\$57,900
Electrical		\$714,100
Mechanical	\$304,300	\$329,400
<b>Total</b>	<b>\$925,100</b>	<b>\$1,361,700</b>
Priority A	\$576,300	\$260,400
Priority B	\$348,800	\$1,043,500
Priority C		\$57,900
<b>Total</b>	<b>\$925,100</b>	<b>\$1,361,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$37,200			
Interior Architecture	\$34,500		\$400	
Electrical	\$11,900	\$4,400	\$1,900	\$39,400
Mechanical	\$41,100	\$8,900	\$6,200	\$15,000
<b>Total</b>	<b>\$124,700</b>	<b>\$13,400</b>	<b>\$8,500</b>	<b>\$54,400</b>
Priority A	\$37,200			
Priority B	\$53,000	\$13,400	\$8,100	\$54,400
Priority C	\$34,500		\$400	
<b>Total</b>	<b>\$124,700</b>	<b>\$13,400</b>	<b>\$8,500</b>	<b>\$54,400</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$154,600	LIFE	* *	5	\$17,200	A
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : West Facade							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : West Facade							
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : West Facade							
Metal Sect. OHD	10%	0-2	\$5,900	2029	* *	5	\$3,000	A
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Explanation : Cracks							
Windows								
Aluminum	25%	0-2	\$2,400	2040	* *	5	\$300	A
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Steel	75%	Now	\$90,500	2049	* *	5	\$10,900	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	70%	Now	\$107,500	LIFE	* *	5	\$6,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Metal Rail	10%	0-2	\$1,200	2037	* *	5	\$6,300	A
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	20%	0-2	\$2,300	2037	* *	5	\$2,300	A
	Diagonal Cracks, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Interior Face Of New Mechanical Area							
	Explanation : Stucco Over Concrete Masonry Units							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	10%	0-2	\$4,000	2029	* *			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	0-2	\$12,100	2024	\$120,900			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	40%	0-2	\$9,300	2029	* *			A
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$102,200	2034	* *			A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	15%	Now	\$121,500	LIFE	* *	5	\$139,500	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	\$57,900	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2033	* *	5	\$600	C
Vinyl Tile	3%			2024	\$7,000	3	\$300	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$7,000	LIFE	* *	5	\$600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$27,500	LIFE	* *			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Concrete	100%	0-2	\$44,500	LIFE	* *	5	\$4,400	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2024	\$1,600	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 5000 Amps Main Disconnect Switch							
Air Circuit Breaker	50%			2034	* *	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 2500 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Molded Case Bkrs	70%			2034	* *	5	\$200	B
Molded Case Bkrs	30%			2024	\$166,100	5	\$100	B
Raceway								
Conduit	80%			2024	\$390,700	1		B
Conduit	20%			2034	* *	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$5,800	5		B
Molded Case Bkrs	50%			2023	\$28,800	5	\$200	B
Molded Case Bkrs	40%			2032	* *	5	\$100	B
Wiring								
Braided Cloth	40%	2-4	\$10,300	2049	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	40%			2034	* *	1		B
Under Construction	20%							D
Motor Controllers								
Locally Mounted	20%			2029	* *	5		B
Motor Control Center	60%			2022	\$18,500	5	\$200	B
Under Construction	20%							D
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$100	B
Generic	50%			LIFE	* *	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$3,900	B
Generators								
Diesel	100%			2027	* *	1	\$4,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor							
	Explanation : Two 1200 Kw							
Batteries								
Lead/Acid	50%			2017	\$300	5	\$200	B
Nickel Cadmium	50%			2017	\$300	5	\$1,400	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Fuel Storage Day Tank	70%			2032	* *	5	\$2,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor							
	Explanation : Two 150 Gallons							
Main Tank	30%			2039	* *	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor							
	Explanation : One 8000 Gallons							
Lighting								
Interior Lighting Fluorescent	20%			2029	* *	10	\$3,400	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Work Shop							
HID	50%			2019	\$33,800	10	\$300	B
Under Construction	30%							D
Egress Lighting								
Emergency, Service	50%			2024	\$1,300	1		B
Emergency, Service	10%			2029	* *	1		B
Emergency, Battery	5%			2024	\$300	10	\$200	B
Exit, Service	35%			2024	\$900	1		B
Exterior Lighting								
HID	100%			2024	\$4,500	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2024	\$128,500	1-3	\$7,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Fuel Oil No 6	100%	Now	\$45,500	2054	* *	5	\$2,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Under Construction At The Time Of Survey - Building Extensively Damaged By Superstorm Sandy							
Conversion Equipment								
Steam Boiler	100%	Now	\$89,900	2044	* *	1	\$16,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 3 Very Old Steam Boilers - Undergoing Construction At The Time Of Survey. Mobile Boiler Is On Site							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$128,900	2054	* *	4	\$900	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Provides Steam To The Other Campus Buildings - Undergoing Construction At The Time Of Survey</i>								
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	100%			2024	\$276,400	1	\$6,000	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Campus Steam	100%			2034	* *	1		B
<b>Conversion Equipment</b>								
Absorption	100%			2029	* *	1	\$20,100	B
Chiller/Direct Fire								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 2 Units. Lithium Bromide Is The Refrigerant Used</i>								
<b>Heat Rejection</b>								
Water Cool Tower	100%			2025	\$53,000	2	\$18,700	B
<b>Ventilation</b>								
<b>Exhaust Fans</b>								
Roof	70%			2024	\$10,300	2	\$400	B
Wall Unit	30%			2024	\$8,400	2	\$200	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%			2029	* *	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2034	* *	4	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Provides Hot Water To Adjacent Building</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$40,100	LIFE	* *	1		B
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$25,800	LIFE	* *	1		B
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor And Basement</i>								
<b>Sump Pump(s)</b>								
Rigid Piping	100%	0-2	\$11,000	2034	* *	4	\$1,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Fixtures</b>								
Generic	100%							B

**Fire Suppression**

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

**Asset # : 90**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Chemical System								
	No Component	80%							D
	Generic	20%			2019	\$5,200	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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

*Maintenance \$ are aggregated over a 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 : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : CONEY ISLAND HOSPITAL TOWER BUILDING  
**Address** : 2601 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0004.070 / 14325 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 122,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 10-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,5,7,8  
**Block** : 7239 **Lot** : 1 **BIN** : 3337274

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$104,800	\$279,400
Interior Architecture		\$273,500
Electrical	\$110,300	
Mechanical		\$381,900
<b>Total</b>	<b>\$215,100</b>	<b>\$934,800</b>
Priority A	\$104,800	\$279,400
Priority B	\$110,300	\$539,400
Priority C		\$115,900
<b>Total</b>	<b>\$215,100</b>	<b>\$934,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$10,500			\$35,800
Interior Architecture		\$42,800		
Electrical	\$7,900	\$9,200	\$7,900	\$9,400
Mechanical	\$44,300	\$51,000	\$36,800	\$49,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$97,200</b>	<b>\$137,500</b>	<b>\$79,200</b>	<b>\$129,300</b>
Priority A	\$10,500			\$35,800
Priority B	\$86,700	\$121,700	\$79,200	\$93,600
Priority C		\$15,800		
<b>Total</b>	<b>\$97,200</b>	<b>\$137,500</b>	<b>\$79,200</b>	<b>\$129,300</b>



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

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

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

## Exterior

## Exterior Walls

Metal Panel	75%			2044	**	5-10	\$384,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$12,100	A
Window Wall	20%			2044	**	5	\$55,900	A

## Windows

Aluminum	100%			2040	**	5	\$43,700	A
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## Parapets

Masonry: Brick	70%			LIFE	**	5	\$11,300	A
Metal Panel	25%			2044	**	5	\$15,700	A
Pre-Cast Concrete	5%			LIFE	**	5	\$5,100	A

## Roof

Modified Bitumen	100%	0-2	\$10,500	2029	**			A
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*Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%*

*Location : At Tower Building Entrance*

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

*Location : Mechanical Room*

## Interior

## Floors

Cast in Place Concrete	10%			LIFE	**	5	\$39,400	C
Terrazzo	20%			LIFE	**	5	\$28,100	C
Vinyl Tile	70%			2029	**	3	\$47,300	C

## Interior Walls

Concrete Masonry Unit	30%			LIFE	**	5	\$23,600	C
Glass: Special Gauge	5%			LIFE	**	1		C
Gypsum Board	65%			LIFE	**	5	\$76,600	C

## Ceilings

AcousTileSusp.Lay-In	30%			2037	**	5	\$54,000	B
Gypsum Board	70%			LIFE	**	5	\$157,500	B

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	50%			2044	**	5	\$300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

Fused Disc Sw	50%			2044	**	5	\$300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2044	**	5	\$600	B
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## Raceway

Conduit	100%			2044	**	1		B
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$300	B
Molded Case Bkrs	90%			2040	**	5	\$2,900	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$800	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2037	**	1	\$37,500	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2029	**	10	\$22,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-5 Lamps</i>								
Fluorescent	80%			2029	**	10	\$88,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	58%			2029	**	1		B
Emergency, Battery	2%			2029	**	10	\$600	B
Exit, LED	40%			2052	**	1		B
Exterior Lighting								
HID	100%			2029	**	10	\$400	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$13,700	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2029	**	1-3	\$30,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2024	\$39,300	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant</i>								
<i>Explanation : Steam Comes From Separate Power Plant Building</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Heat Exchanger	60%			2027	* *	1	\$35,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Power Plant Building							
		Explanation : Located In Power Plant							
	Pres. Reducing Valve/LP Steam	40%			2033	* *	5	\$2,900	B
Distribution									
	Hot Wtr Piping/Pump	60%			2040	* *	4	\$5,300	B
	Steam Piping/Pump	40%	Now	\$6,700	2050	* *	4	\$2,400	B
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Terminal Devices									
	Air Handler	40%			2029	* *	1	\$29,800	B
	Fan Coil Unit/Heat	30%			2032	* *	1	\$11,700	B
	Induction Unit	30%			2033	* *	1	\$11,700	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2050	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Power Plant Building							
		Explanation : Chilled Water Comes From Power Plant							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$8,900	B
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	* *	1	\$74,400	B
Heat Rejection									
	Water Cool Tower	100%			2025	\$342,600	2	\$121,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Power Plant							
		Explanation : Power Plant Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,100	B
Exhaust Fans									
	Roof	100%			2029	* *	2	\$3,700	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		B
HW Heat Exchanger									
	Low Temp	100%			2044	* *	4	\$17,800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Room 191							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B

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# HEALTH AND HOSPITALS CORP. - 819

## CONEY ISLAND HOSPITAL TOWER BUILDING

**Asset # : 14325**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1-8							
	Explanation : 5 Units							
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$60,600	B
Sprinkler								
Generic	100%			2050	* *	1-2	\$33,700	B
Fire Pump								
Generic	100%			2037	* *	1	\$22,500	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,200	1-3	\$11,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fire Extinguishers							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,276,700	\$132,600
Interior Architecture	\$58,300	
Electrical	\$490,000	\$87,500
Mechanical		\$267,300
<b>Total</b>	<b>\$1,825,000</b>	<b>\$487,400</b>
Priority A	\$1,276,700	\$132,600
Priority B	\$490,000	\$354,800
Priority C	\$58,300	
<b>Total</b>	<b>\$1,825,000</b>	<b>\$487,400</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,000			
Interior Architecture	\$10,400	\$3,200		\$10,100
Electrical	\$68,300	\$3,500	\$3,400	\$8,700
Mechanical	\$7,100	\$5,100	\$4,900	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$114,800</b>	<b>\$15,700</b>	<b>\$12,300</b>	<b>\$27,200</b>
Priority A	\$25,000			
Priority B	\$89,800	\$12,600	\$12,300	\$26,400
Priority C		\$3,200		\$900
<b>Total</b>	<b>\$114,800</b>	<b>\$15,700</b>	<b>\$12,300</b>	<b>\$27,200</b>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$298,100	LIFE	* *	5	\$49,800	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Bulkheads							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Bulkheads							
Masonry: Marble	2%			LIFE	* *	5	\$800	A
Windows								
Steel	100%	Now	\$686,800	2046	* *	5	\$82,800	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$98,200	LIFE	* *	5	\$8,600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face							
Masonry: Marble	10%	Now	\$25,000	LIFE	* *	5	\$1,200	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : Coping At East Parapet							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Roof								
Built-Up (BUR)	100%	Now	\$193,700	2031	* *			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Rooms On Second Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**CUMBERLAND NFCC BLDG B**  
**Asset # : 1003**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,100	C
Ceramic Tile	5%			2030	**	5	\$2,300	C
Terrazzo	15%			LIFE	**	5	\$5,400	C
Vinyl Tile	55%			2026	**	3	\$9,500	C
Vinyl Tile	15%	Now	\$58,300	2031	**	3	\$2,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Interior Walls								
Ceramic Tile	4%			2030	**	5	\$3,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	C
Glass: Single Pane	2%			LIFE	**	5	\$1,200	C
Gypsum Board	60%			LIFE	**	5	\$28,000	C
Metal Panel	2%			LIFE	**			C
Marble Panels	2%			LIFE	**			C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	13%			2026	**	5	\$6,000	B
AcousTileSusp.Lay-In	40%			2034	**	5	\$18,400	B
AcousTileSusp.Lay-In	2%	Now	\$7,400	2041	**	5	\$500	B
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Room B32								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Room B32								
Exposed Concrete	15%			LIFE	**	5	\$1,100	B
Gypsum Board	30%			LIFE	**	5	\$17,300	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2021	\$3,200	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2021	\$42,800	5	\$900	B
Molded Case Bkrs	10%			2041	* *	5	\$100	B
Raceway								
Conduit	90%			2021	\$23,300	1		B
Conduit	10%			2041	* *	1		B

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Estimates are rounded to the nearest hundred dollars.

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Panelboards								
Molded Case Bkrs	20%			2037	* *	5	\$200	B
Molded Case Bkrs	80%			2020	\$28,800	5	\$800	B
Wiring								
Braided Cloth	70%	2-4	\$19,400	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2041	* *	1		B
Motor Controllers								
Locally Mounted	80%			2034	* *	5	\$200	B
Locally Mounted	20%			2019	\$4,400	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	86%			2026	* *	10	\$24,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2021	\$15,900	10	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2016	\$2,200	10		B
Incandescent	2%			2021	\$3,200	2		B
Egress Lighting								
Emergency, Battery	50%			2026	* *	10	\$3,700	B
Exit, Service	50%			2026	* *	1		B
Exterior Lighting								
HID	100%			2016	\$13,400	10	\$100	B
<b>Alarm</b>								
Security System								
Generic	100%			2016	\$110,800	1	\$13,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV System Is Functional</i>								
Fire/Smoke Detection								
Generic	100%			2016	\$379,200	1-3	\$23,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm System Is Functional</i>								

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2031	* *	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Supplied From Adjacent Building " C "</i>								
Conversion Equipment								
Heat Exchanger	40%			2030	* *	1	\$6,100	B
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	60%			2024	\$11,400	5	\$1,100	B
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2029	* *	4	\$1,400	B
Steam Piping/Pump	40%			2031	* *	4	\$600	B
Terminal Devices								
Air Handler	40%			2021	\$65,900	1	\$7,600	B
Convactor/Radiator	60%			2026	* *	1	\$6,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2021	\$201,400	2	\$1,900	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,200	B
Exhaust Fans								
Interior	100%			2021	\$33,800	2	\$900	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$9,500	4	\$4,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031		* *	1-5	\$16,100 B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : CUMBERLAND NFCC BLDG C  
**Address** : 100 NORTH PORTLAND AVENUE @ BQE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0017.020 / 2727 **Yr Built/Renovated** : 1967 / 2005  
**Area Sq Ft** : 117,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 08-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$44,300	\$219,000
Interior Architecture	\$76,700	\$114,900
Electrical	\$1,005,600	\$732,900
Mechanical	\$968,600	\$1,003,400
<b>Total</b>	<b>\$2,095,200</b>	<b>\$2,070,100</b>
Priority A	\$44,300	\$219,000
Priority B	\$2,050,900	\$1,787,000
Priority C		\$64,200
<b>Total</b>	<b>\$2,095,200</b>	<b>\$2,070,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$64,000		\$29,300	
Interior Architecture		\$13,700		
Electrical	\$21,600	\$16,700	\$16,600	\$30,500
Mechanical	\$114,200	\$38,500	\$59,600	\$35,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$217,600</b>	<b>\$86,600</b>	<b>\$123,100</b>	<b>\$83,600</b>
Priority A	\$64,000		\$29,300	
Priority B	\$153,600	\$73,000	\$93,900	\$83,600
Priority C		\$13,700		
<b>Total</b>	<b>\$217,600</b>	<b>\$86,600</b>	<b>\$123,100</b>	<b>\$83,600</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**CUMBERLAND NFCC BLDG C**  
**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 Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$159,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal/Glass Curt Wall	15%			LIFE	**	5	\$59,700	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : East Facade							
Metal Panel	3%			2041	**	5-10	\$43,800	A
Granite Panels	2%			LIFE	**	5	\$3,200	A
Window Wall	5%			2041	**	5	\$39,800	A
Windows								
Aluminum	90%			2043	**	5	\$39,100	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Glass Block	5%			LIFE	**	5	\$1,400	A
Metal Louvers	5%			2030	**	10	\$13,600	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$11,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Rail	7%			2038	**	5-10	\$16,000	A
Pre-Cast Concrete	3%			LIFE	**	5	\$2,400	A
Roof								
Built-Up (BUR)	75%			2029	**	10	\$44,300	A
Plaza Roof: Stone Panels	25%	Now	\$32,200	2047	**			A
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Basement							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$34,200	C
Ceramic Tile	5%			2030	**	5	\$7,800	C
Terrazzo	15%			LIFE	**	5	\$18,300	C
Vinyl Tile	15%			2029	**	3	\$8,800	C
Vinyl Tile	55%			2026	**	3	\$32,200	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,600	C
Glass Block	5%			LIFE	**			C
Gypsum Board	37%			LIFE	**	5	\$64,200	C
Masonry: Brick	3%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Granite Panels	3%			LIFE	**			C
Plaster	17%			LIFE	**	5	\$14,700	C
SGFT/Glazed Masonry	15%			LIFE	**			C

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**HEALTH AND HOSPITALS CORP. - 819**  
**CUMBERLAND NFCC BLDG C**  
**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 Code

## Interior

## Ceilings

AcousTileSusp.Lay-In	15%	Now	\$37,600	2038	* *	5	\$11,700	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Vacant Area On Fifth Floor*

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

*Location : Vacant Area On Fifth Floor*

AcousTileSusp.Lay-In	50%			2026	* *	5	\$78,100	B
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*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Basement Near Room 041*

Exposed Concrete	15%			LIFE	* *	5	\$3,700	B
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Metal Panel	10%			LIFE	* *	5	\$19,500	B
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Plaster	10%			LIFE	* *	5	\$9,800	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2021	\$30,500	5	\$600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 4000 Amperes*

## Transformers

Dry Type	100%			2026	* *	5	\$400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 150 K V A Nameplate Rating*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2021	\$95,100	5	\$600	B
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## Raceway

Conduit	90%			2021	\$100,400	1		B
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Conduit	10%			2041	* *	1		B
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## Panelboards

Molded Case Bkrs	10%			2037	* *	5	\$300	B
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Molded Case Bkrs	90%			2020	\$86,500	5	\$2,800	B
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## Wiring

Braided Cloth	65%	2-4	\$84,000	2046	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	10%			2041	* *	1		B
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Thermoplastic	25%			2031	* *	1		B
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## Motor Controllers

Locally Mounted	10%			2019	\$12,900	5	\$100	B
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Locally Mounted	30%			2034	* *	5	\$200	B
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Motor Control Center	40%			2034	* *	5	\$1,300	B
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Motor Control Center	20%			2019	\$27,100	5	\$600	B
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**HEALTH AND HOSPITALS CORP. - 819**  
**CUMBERLAND NFCC BLDG C**  
**Asset # : 2727**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$11,500	1	\$36,300	B
Generators								
Diesel	100%			2017	\$78,000	1	\$45,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Rated @ 200 K W</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$4,400	B
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	18%			2021	\$97,000	10	\$17,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	80%			2026	* *	10	\$76,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2021	\$7,600	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2026	* *	1		B
Exit, Service	50%			2026	* *	1		B
Alarm								
Security System								
Generic	100%			2021	\$353,900	1	\$44,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV And Intrusion Alarm Systems Are Functional</i>								
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2016	\$727,000	1-3	\$44,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm System Is Functional</i>								

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**CUMBERLAND NFCC BLDG C**  
**Asset # : 2727**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Fuel Oil No 6	100%			2031	* *	5	\$32,300	B	
Conversion Equipment									
Steam Boiler	100%	Now	\$12,600	2019	\$629,700	1	\$93,000	B	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : All 3 Water Feed Valves, Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 3 Units								
Distribution									
Hot Wtr Piping/Pump	70%	Now	\$72,800	2029	* *	4	\$3,600	B	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement & Penthouse M E R								
	Damaged, Extent : Severe, Area Affected : 70%								
	Location : Make Up Tank In Boiler Room								
Steam Piping/Pump	30%	Now	\$8,000	2031	* *	4	\$1,500	B	
	Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Terminal Devices									
Air Handler	40%			2021	\$223,300	1	\$25,800	B	
Convactor/Radiator	50%			2026	* *	1	\$16,900	B	
Fan Coil Unit/Heat	10%			2021	\$155,000	1	\$3,400	B	
Air Conditioning									
Energy Source									
Electricity	100%			2037	* *	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	85%			2024	\$237,200	1	\$96,000	B	
Window/Wall Unit	5%			2016	\$10,600	1		B	
No Component	10%							D	
Distribution									
Chilled Wtr Pipe/Pump	85%	Now	\$38,700	2031	* *	4	\$4,400	B	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement								
No Component	15%							D	
Terminal Devices									
Air Handler/Cool/Ht	85%			2021	\$336,400	1	\$54,800	B	
No Component	15%							D	
Heat Rejection									
Water Cool Tower	85%			2016	\$227,400	2	\$89,300	B	
No Component	15%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,200	B	
Exhaust Fans									
Interior	80%			2021	\$51,400	2	\$2,600	B	
Roof	20%			2021	\$16,500	2	\$600	B	

**Plumbing**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**CUMBERLAND NFCC BLDG C**  
**Asset # : 2727**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	60%			2031	* *	1		B
Galv Iron/Steel	40%	0-2	\$2,500	2026	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Hot Water Converters In Basement</i>								
HW Heat Exchanger								
Low Temp	100%			2021	\$32,100	4	\$15,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,600	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2021	\$10,000	1	\$6,400	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-6</i>								
<i>Explanation : 3 Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2031	* *	1-5	\$54,600	B
Sprinkler								
No Component	95%							D
Generic	5%	Now	\$1,200	2031	* *	1-2	\$1,300	B
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Hallway</i>								

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

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : ELMHURST HOSPITAL AMBULATORY CARE - ZONE H  
**Address** : 79-01 BROADWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0005.050 / 4132 **Yr Built/Renovated** : 1992 / 2008  
**Area Sq Ft** : 132,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 06-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1500 **Lot** : 2 **BIN** : 4437132

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$181,700
Interior Architecture		\$406,600
Electrical	\$121,300	
<b>Total</b>	<b>\$121,300</b>	<b>\$588,300</b>
Priority A		\$181,700
Priority B	\$121,300	\$93,400
Priority C		\$313,200
<b>Total</b>	<b>\$121,300</b>	<b>\$588,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$21,200	\$8,600	
Interior Architecture	\$12,300		\$16,700	
Electrical	\$6,200	\$6,400	\$9,200	\$6,200
Mechanical	\$21,800	\$37,500	\$41,100	\$20,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$52,200</b>	<b>\$76,900</b>	<b>\$87,300</b>	<b>\$38,200</b>
Priority A		\$21,200	\$8,600	
Priority B	\$39,800	\$55,700	\$62,100	\$38,200
Priority C	\$12,300		\$16,700	
<b>Total</b>	<b>\$52,200</b>	<b>\$76,900</b>	<b>\$87,300</b>	<b>\$38,200</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$64,000	A
Metal Panel	3%			2042	**	5-10	\$15,500	A
Window Wall	12%			2042	**	5	\$33,900	A
Windows								
Aluminum	95%			2038	**	5	\$17,200	A
Glass Block	3%			LIFE	**	5	\$300	A
Metal Louvers	2%			2031	**	10	\$2,300	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,000	A
Masonry: Limestone	5%			LIFE	**	5	\$500	A
Roof								
Metal Panel	5%			2035	**	10	\$8,300	A
Modified Bitumen	90%			2030	**	10	\$81,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2035	**	1		A
Sloped Glazing	3%			LIFE	**	5	\$36,200	A
<b>Interior</b>								
Floors								
Carpet	5%			2021	\$84,500	3	\$10,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$14,600	C
Ceramic Tile	5%			2031	**	5	\$6,700	C
Terrazzo	5%			LIFE	**	5	\$5,200	C
Vinyl Tile	80%			2027	**	3	\$40,000	C
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$18,000	C
Concrete Masonry Unit	7%			LIFE	**	5	\$16,800	C
Glass: Single Pane	3%			LIFE	**	5	\$13,500	C
Gypsum Board	87%			LIFE	**	5	\$313,200	C
Ceilings								
AcousTileSusp.Lay-In	70%			2035	**	5	\$93,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$16,700	B
Metal Panel	10%			LIFE	**	5	\$16,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$3,500	B
Wiring								
Thermoplastic	100%			2042	**	1		B

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

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

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

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

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

## Under 600 Volts

Motor Controllers

Not Accessible

100%

D

## Lighting

Interior Lighting

Fluorescent

100%

2027

\* \*

10

\$121,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 And Cfl Lamps*

Egress Lighting

Exit, Service

100%

2027

\* \*

1

B

Exterior Lighting

HID

50%

2027

\* \*

10

\$200

B

No Component

50%

D

## Alarm

Security System

No Component

50%

D

Generic

50%

2027

\* \*

1

\$24,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

50%

D

Generic

50%

2027

\* \*

1-3

\$40,800

B

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

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

## Heating

Distribution

Hot Wtr Piping/Pump

50%

2038

\* \*

4

\$3,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler, Pressure Reducing Valve And Heat Exchanger Located In Main Bldg**Explanation : Hot Water And Steam For Heating From Main Bldg*

Steam Piping/Pump

50%

2042

\* \*

4

\$3,300

B

Terminal Devices

Air Handler

50%

2027

\* \*

1

\$40,900

B

Convactor/Radiator

50%

2035

\* \*

1

\$21,400

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

10%

2020

\$27,000

1

B

No Component

90%

D

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$6,500	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Chilled Water From Main Bldg								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$81,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$73,800	B
Exhaust Fans								
Interior	10%			2027	* *	2	\$400	B
Roof	90%			2027	* *	2	\$3,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1,2,3								
Explanation : Three Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$66,700	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$37,100	B

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



Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$863,200	\$166,000
Interior Architecture		\$353,000
Electrical	\$66,300	\$297,500
Mechanical	\$35,100	\$157,100
<b>Total</b>	<b>\$964,600</b>	<b>\$973,600</b>
Priority A	\$863,200	\$166,000
Priority B	\$101,400	\$454,600
Priority C		\$353,000
<b>Total</b>	<b>\$964,600</b>	<b>\$973,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$28,700		\$4,400
Interior Architecture	\$8,300	\$8,000	\$2,000	\$5,200
Electrical	\$9,800	\$22,100	\$10,400	\$9,100
Mechanical	\$5,900	\$9,400	\$6,900	\$3,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$41,800</b>	<b>\$86,000</b>	<b>\$37,100</b>	<b>\$40,300</b>
Priority A		\$28,700		\$4,400
Priority B	\$33,500	\$57,400	\$35,100	\$30,600
Priority C	\$8,300		\$2,000	\$5,200
<b>Total</b>	<b>\$41,800</b>	<b>\$86,000</b>	<b>\$37,100</b>	<b>\$40,300</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$83,300	A
Window Wall	10%	2-4	\$176,600	2042	**	5	\$17,300	A
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Solarium								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Solarium								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Solarium								
Windows								
Aluminum	40%			2044	**	5	\$8,800	A
Steel	60%	Now	\$686,600	2047	**	5	\$82,800	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,600	A
Masonry: Limestone	5%			LIFE	**	5	\$300	A
Metal Rail	5%			2035	**	5-10	\$3,600	A
Roof								
Modified Bitumen	100%			2027	**	10	\$28,700	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,000	C
Ceramic Tile	5%			2031	**	5	\$3,200	C
Vinyl Tile	65%			2022	\$353,000	3	\$20,900	C
Vinyl Tile	25%			2030	**	3	\$6,000	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,800	C
Fiberglass Panel	7%			LIFE	**			C
Glass: Single Pane	3%			LIFE	**	5	\$1,300	C
Gypsum Board	20%			LIFE	**	5	\$6,800	C
Gypsum Board	7%			LIFE	**	5	\$2,400	C
Plaster	38%			LIFE	**	5	\$6,500	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%			2027	**	5	\$16,100	B
AcousTileSusp.Lay-In	15%			2035	**	5	\$9,700	B
Exposed Concrete	25%			LIFE	**	5	\$2,500	B
Plaster	35%			LIFE	**	5	\$14,100	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%			2032	* *	5	\$400	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Power Circuit Breaker Rated @ 2000 Amperes									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2032	* *	5	\$1,900	B	
Raceway									
Conduit	80%			2022	\$58,200	1		B	
Conduit	20%			2032	* *	1		B	
Panelboards									
Molded Case Bkrs	80%			2021	\$43,200	5	\$1,500	B	
Molded Case Bkrs	20%			2030	* *	5	\$400	B	
Wiring									
Braided Cloth	80%	2-4	\$66,300	2047	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Thermoplastic	20%			2032	* *	1		B	
Motor Controllers									
Locally Mounted	60%			2020	\$40,700	5	\$300	B	
Locally Mounted	40%			2027	* *	5	\$200	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Stand-by Power									
Transfer Switches									
Automatic	100%			2039	* *	1	\$22,500	B	
Lighting									
Interior Lighting									
Fluorescent	30%			2027	* *	10	\$11,800	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Corridors									
Explanation : T-8 Lamps									
Fluorescent	70%			2022	\$155,400	10	\$27,600	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
Egress Lighting									
Emergency, Service	50%			2030	* *	1		B	
Exit, Service	50%			2022	\$3,100	1		B	
Exterior Lighting									
Fluorescent	25%			2022	\$9,400	10	\$1,700	B	
HID	25%			2022	\$6,600	10	\$100	B	
No Component	50%							D	

**Alarm**

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

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

**Alarm**

## Security System

Generic

100%

2027

\* \*

1

\$27,300

B

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

## Fire/Smoke Detection

Generic

100%

2027

\* \*

1-3

\$45,000

B

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

**Heating**

## Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$3,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room And Pressure Reducing Valve Located In Main Bldg**Explanation : Steam From Main Bldg*

## Terminal Devices

Air Handler

10%

2022

\$23,000

1

\$2,700

B

*Not in Service, Extent : Light, Area Affected : 100%**Location : Basement*

Convactor/Radiator

90%

2027

\* \*

1

\$12,500

B

**Air Conditioning**

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

20%

2023

\$109,900

2

\$500

B

Ext Pkg Unit - Cooling

20%

2027

\* \*

2

\$500

B

Window/Wall Unit

40%

2017

\$35,100

1

B

No Component

20%

D

## Heat Rejection

Remote Air Cond

20%

2027

\* \*

2

\$6,000

B

No Component

80%

D

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$24,000

B

## Exhaust Fans

Interior

100%

2022

\$47,200

2

\$1,300

B

**Plumbing**

## H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

## HW Heat Exchanger

Low Temp

100%

2032

\* \*

4

\$6,400

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One In Each Wing 1 to 8							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$21,700	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2042	* *	1-2	\$1,200	B

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER  
**Address** : 79-01 BROADWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0005.010 / 68 **Yr Built/Renovated** : 1954 / 2005  
**Area Sq Ft** : 858,800 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 06-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,7,9,10,11,ph  
**Block** : 1500 **Lot** : 2 **BIN** : 4437132

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,905,400	\$1,521,700
Interior Architecture	\$420,800	\$3,109,600
Electrical	\$369,400	\$5,406,400
Mechanical	\$1,764,200	\$12,784,100
<b>Total</b>	<b>\$4,459,800</b>	<b>\$22,821,900</b>
Priority A	\$1,905,400	\$1,521,700
Priority B	\$2,437,800	\$18,971,500
Priority C	\$116,600	\$2,328,700
<b>Total</b>	<b>\$4,459,800</b>	<b>\$22,821,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$33,800		\$34,500	\$14,300
Interior Architecture	\$31,700	\$31,700	\$110,900	
Electrical	\$174,200	\$143,400	\$144,500	\$144,300
Mechanical	\$250,900	\$314,800	\$604,100	\$282,000
Elevators/Escalators	\$166,800	\$166,800	\$166,800	\$166,800
<b>Total</b>	<b>\$657,300</b>	<b>\$656,700</b>	<b>\$1,060,800</b>	<b>\$607,400</b>
Priority A	\$33,800		\$34,500	\$14,300
Priority B	\$591,800	\$656,700	\$915,300	\$593,100
Priority C	\$31,700		\$110,900	
<b>Total</b>	<b>\$657,300</b>	<b>\$656,700</b>	<b>\$1,060,800</b>	<b>\$607,400</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**ELMHURST HOSPITAL ZONES A,B,C,D, E, F, ER, PER**  
**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 Code
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$307,100	A
Masonry: Brick	45%			LIFE	**	5	\$276,400	A
Metal Panel	2%			2048	**	5-10	\$84,400	A
Window Wall	3%			2048	**	5	\$69,100	A
Windows								
Aluminum	92%			2044	**	5	\$300,000	A
Aluminum	5%	Now	\$677,900	2047	**	5	\$8,200	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout 6th Floor							
Steel	3%	Now	\$507,100	2047	**	5	\$61,100	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Parapets								
Masonry: Brick	15%	Now	\$111,800	LIFE	**	5	\$9,800	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Five Story Wing Of Section D							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Five Story Wing Of Section D							
	Miss/Damaged Copings, Extent : Severe, Area Affected : 100%							
	Location : Over Penthouse Of Section C							
Masonry: Brick	30%			LIFE	**	5	\$19,500	A
Masonry: Brick	40%			LIFE	**	5	\$26,000	A
Masonry: Limestone	5%	Now	\$33,800	LIFE	**	5	\$4,100	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping At Section D							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Coping At Section D							
Metal Rail	8%			2035	**	5-10	\$94,000	A
Metal Rail	2%			2039	**	5-10	\$23,500	A

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$166,400	2032	**			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Elevator Penthouse Over 12 Floor Of Section C And Generator Room Over F Section								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Generator Room								
Worn/Eroded, Extent : Light, Area Affected : 20%								
Location : Over Elevator Penthouse In Section C								
Modified Bitumen	15%			2022	\$317,400	10	\$54,900	A
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Over 11th Floor Of Section D								
Modified Bitumen	5%			2030	**	10	\$18,300	A
Modified Bitumen	20%			2027	**	10	\$73,200	A
Panel/Paver: Cer/Brk	5%			2022	\$205,500	10	\$24,400	A
Single Ply Membrane	13%			2027	**	10	\$47,600	A
Single Ply Membrane	30%			2027	**	10	\$109,900	A
Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Sections A And B Facing South Side								
Skylight, Metal/Glass	2%			2042	**	10	\$24,400	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$277,200	C
Ceramic Tile	5%			2031	**	5	\$63,400	C
Ceramic Tile	5%			2025	\$1,218,500	5	\$63,400	C
Sheet Vinyl/Rubber	5%			2032	**	5	\$95,000	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Pediatric Emergency Room								
Explanation : Recent Installation								
Terrazzo	5%			LIFE	**	5	\$49,500	C
Vinyl Tile	37%			2027	**	3	\$175,800	C
Vinyl Tile	33%			2030	**	3	\$156,800	C
Interior Walls								
Ceramic Tile	10%			2031	**	5	\$138,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$55,300	C
Glass: Single Pane	5%			LIFE	**	5	\$51,800	C
Gypsum Board	25%			LIFE	**	5	\$207,300	C
Gypsum Board	5%			LIFE	**	5	\$41,500	C
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Pediatric Emergency Wing								
Gypsum Board	3%			LIFE	**	5	\$24,900	C
Gypsum Board	27%			LIFE	**	5	\$223,900	C
Plaster	15%			LIFE	**	5	\$62,200	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2027	* *	5	\$316,800	B
AcousTileSusp.Lay-In	22%			2035	* *	5	\$278,800	B
AcousTileSusp.Lay-In	5%			2042	* *	5	\$63,400	B
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Pediatric Emergency Room								
AcousTileSusp.Lay-In	23%			2039	* *	5	\$291,500	B
Exposed Concrete	5%			LIFE	* *	5	\$9,900	B
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	5%			LIFE	* *	5	\$79,200	B
Plaster	15%			LIFE	* *	5	\$118,800	B
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2022	\$81,200	5	\$2,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Rooms ( 41st Street And Baxter / Broadway )								
Explanation : Main Service Switches Rated @ 2-4000 Amperes								
Fused Disc Sw	50%			2042	* *	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room ( F-plant )								
Explanation : Main Service Switches Rated @ 1-2000 Amperes And 2-1600 Amperes								
Transformers								
Dry Type	50%			2039	* *	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 41st Street Electrical Room								
Explanation : Rated @ 225 Kva								
Dry Type	50%			2020	\$7,400	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Baxter / Broadway Electrical Room								
Explanation : Rated @ 400 Kva								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2022	\$253,600	5	\$2,200	B
Air Circuit Breaker	5%			2048	* *	5	\$200	B
Fused Disc Sw	45%			2042	* *	5	\$1,700	B
Raceway								
Busway	10%			2020	\$71,600	1		B
Conduit	40%			2022	\$286,300	1		B
Conduit	50%			2042	* *	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$72,100	5	\$2,000	B
Molded Case Bkrs	50%			2021	\$360,300	5	\$11,300	B
Molded Case Bkrs	40%			2038	* *	5	\$9,000	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$243,000	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section Of The Building</i>								
Busway	10%			2020	\$81,000	1		B
Thermoplastic	60%			2042	* *	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$271,500	5	\$1,200	B
Motor Control Center	40%			2020	\$543,000	5	\$9,400	B
Motor Control Center	40%			2035	* *	5	\$9,400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$12,600	B
Stand-by Power								
Transfer Switches								
Automatic	75%			2039	* *	1	\$198,200	B
Automatic	25%			2020	\$2,900	1	\$66,100	B
Generators								
Diesel	50%			2035	* *	1	\$166,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room ( F- Plant )</i>								
<i>Explanation : 1-1500 Kw And 3-600 Kw</i>								
Diesel	50%			2018	\$39,000	1	\$166,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Rooms ( 41st Street And Baxter / Broadway)</i>								
<i>Explanation : Rated @ 2-350 Kw And 1-400 Kw</i>								
Batteries								
Lead/Acid	75%			2017	\$500	5	\$23,900	B
Nickel Cadmium	25%			2016	\$200	5	\$47,800	B
Fuel Storage								
Day Tank	25%			2021	\$15,300	5	\$39,300	B
Day Tank	25%			2044	* *	5	\$39,300	B
Main Tank	25%			2025	\$25,400	5	\$6,200	B
Main Tank	25%			2057	* *	5	\$6,200	B
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$2,185,700	10	\$388,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	47%			2030	* *	10	\$365,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Building</i>								
<i>Explanation : T-8 And Cfl</i>								
HID	1%			2022	\$30,800	10	\$300	B
Incandescent	2%			2017	\$87,400	2	\$400	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	40%			2022	\$48,800	1		B
Emergency, Battery	10%			2022	\$30,500	10	\$20,400	B
Exit, Service	50%			2022	\$61,100	1		B
Exterior Lighting								
HID	100%			2022	\$311,700	10	\$2,600	B
<b>Alarm</b>								
Security System								
No Component	50%							D
Generic	25%			2027	* *	1	\$80,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Generic	25%			2027	* *	1	\$80,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Points</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$529,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Pull Station, Strobe Lights, Alarm Bells And Smoke Detectors</i>								
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil	25%			2052	* *	5	\$65,600	B
<i>No. 6 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 - 25,000 Gallon Buried Tanks</i>								
Interruptible Gas/Dual Fuel	75%			2042	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers Are Dual Fuel Using Gas And #6 Fuel Oil</i>								
Conversion Equipment								
Heat Exchanger	10%			2025	\$17,900	1	\$41,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 Sets Of Duplex Heat Exchangers Serving Reheat System</i>								
Steam Boiler	90%	Now	\$736,200	2027	* *	1	\$679,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Boilers, 3 Dual Fuel Boilers Will Only Operate In The Gas Mode / 1 Boiler Using #6 Fuel Needs Tubes</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%			2030	* *	4	\$8,300	B
	Steam Piping/Pump	80%	Now	\$469,300	2032	* *	4	\$33,400	B
Leak Evident, Extent : Light, Area Affected : 10%									
Location : Traps And Return Lines									
Terminal Devices									
	Air Handler	25%			2022	\$1,132,500	1	\$130,900	B
	Convactor/Radiator	50%			2027	* *	1	\$136,700	B
	Fan Coil Unit/Heat	25%			2022	\$3,145,000	1	\$68,400	B
Air Conditioning									
Energy Source									
	Electricity	100%			2038	* *	1		B
Conversion Equipment									
	Centrifugal, Elec Chiller	75%			2031	* *	1	\$687,200	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 4 Chillers									
	Ext Pkg Unit - Cooling	20%			2022	\$775,600	2	\$10,400	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roof									
	Window/Wall Unit	5%			2017	\$86,400	1		B
Distribution									
	Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$41,700	B
Terminal Devices									
	Air Handler/Cool/Ht	80%			2022	\$2,854,900	1	\$418,900	B
	Fan Coil - Cooling	20%			2027	* *	1	\$54,700	B
Heat Rejection									
	Remote Air Cond	20%			2022	\$1,003,800	2	\$117,900	B
	Water Cool Tower	75%	Now	\$361,700	2023	\$1,808,700	2	\$511,300	B
Broken, Extent : Severe, Area Affected : 100%									
Location : Sand Filter System Serving Cooling Tower									
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Cooling Tower									
	No Component	5%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$472,100	B
Exhaust Fans									
	Interior	20%			2022	\$185,700	2	\$5,200	B
	Roof	80%			2022	\$534,300	2	\$20,700	B
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	* *	1		B
	Galv Iron/Steel	20%			2020	\$501,800	1		B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Water Heater Oil Fired	100%			2021	\$260,600	1	\$24,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 2 - Oil Fired Water Heaters Serve Emergency Decontamination Showers</i>								
HW Heat Exchanger Low Temp	100%			2022	\$260,600	4	\$83,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Both Tank System And Instantaneous System In Place</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2022	\$11,000	4	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Duplex Units</i>								
Sewage Ejector(s) Electric	100%			2022	\$11,000	4	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Duplex Unit</i>								
Backflow Preventer Generic	100%			2030	* *	1	\$51,800	B
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Gearless Traction	95%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : A,B,C,D,E,F Serves All Floors</i>								
<i>Explanation : Eleven Units</i>								
Hydraulic	5%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : Two Units,For Freight</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2042	* *	1-5	\$426,900	B
Sprinkler No Component	15%							D
Generic	85%			2042	* *	1-2	\$201,600	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
	Fire Pump								
	Generic	100%			2031	* *	1	\$158,100	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fire Pump Room									
Explanation : 1 Pump Serves Sprinklers / 1 Pump Serves Stand Pipe System									

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG A  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.010 / 114 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 101,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 1373 **Lot** : 20 **BIN** : 1085549

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$255,400	\$261,400
Interior Architecture		\$348,900
Electrical	\$140,200	\$970,800
Mechanical		\$187,200
<b>Total</b>	<b>\$395,600</b>	<b>\$1,768,300</b>
Priority A	\$255,400	\$261,400
Priority B	\$140,200	\$1,197,300
Priority C		\$309,600
<b>Total</b>	<b>\$395,600</b>	<b>\$1,768,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$8,300			\$2,200
Interior Architecture	\$19,600	\$6,600		\$6,600
Electrical	\$7,000	\$6,800	\$27,200	\$6,000
Mechanical	\$3,600	\$4,100	\$19,500	\$5,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$46,500</b>	<b>\$25,400</b>	<b>\$54,600</b>	<b>\$28,500</b>
Priority A	\$8,300			\$2,200
Priority B	\$31,700	\$18,800	\$54,600	\$19,700
Priority C	\$6,600	\$6,600		\$6,600
<b>Total</b>	<b>\$46,500</b>	<b>\$25,400</b>	<b>\$54,600</b>	<b>\$28,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG A**  
**Asset # : 114**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$79,000	LIFE	* *	5	\$35,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Balconies							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Balconies							
Masonry: Brick	88%			LIFE	* *	5	\$155,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	3%			LIFE	* *	5	\$4,000	A
Metal Panel	3%	Now	\$7,600	2033	* *	5	\$9,900	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Railing At Balconies							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Railing At Balconies							
Marble Panels	2%			LIFE	* *	5	\$2,600	A
Windows								
Bronze/Brass	97%	Now	\$176,400	2039	* *	5	\$11,900	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	3%			2026	* *	10	\$700	A
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$9,100	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	10%			LIFE	* *	5	\$1,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Coping							
Metal Panel	10%			2049	* *	5	\$4,400	A
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Coipng							
Roof								
Cast in Place Concrete	10%			LIFE	* *			A
Modified Bitumen	80%			2031	* *	10	\$70,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	10%			2031	* *	10	\$8,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Penthouse							

**Interior**

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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG A**  
**Asset # : 114**

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

## Interior

## Floors

Cast in Place Concrete	15%			LIFE	**	5	\$34,400	C
Ceramic Tile	5%			2032	**	5	\$5,200	C
Vinyl Tile	30%			2023	\$265,200	3	\$11,800	C
Vinyl Tile	50%			2028	**	3	\$26,200	C

## Interior Walls

Glass: Single Pane	5%			LIFE	**	5	\$9,200	C
Gypsum Board	10%			LIFE	**	5	\$14,800	C
Masonry: Brick	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$44,400	C
SGFT/Glazed Masonry	20%			LIFE	**			C

## Ceilings

AcousTileSusp.Lay-In	25%			2036	**	5	\$26,200	B
Exposed Concrete	15%			LIFE	**	5	\$2,500	B
Plaster	60%			LIFE	**	5	\$39,300	B

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2023	\$30,500	5	\$2,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector No Available Ratings								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$95,100	5	\$2,700	B
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## Raceway

Conduit	100%			2023	\$111,500	1		B
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## Panelboards

Molded Case Bkrs	80%			2031	**	5	\$2,100	B
Molded Case Bkrs	20%			2022	\$19,200	5	\$500	B

## Wiring

Braided Cloth	80%	2-4	\$103,400	2048	**	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								

Thermoplastic	20%			2033	**	1		B
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## Motor Controllers

Locally Mounted	100%			2028	**	5	\$700	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	B
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## Stand-by Power

## Transfer Switches

Automatic	50%			2028	**	1	\$15,600	B
Automatic	50%			2021	\$5,800	1	\$15,600	B

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Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG A**  
**Asset # : 114**

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

**Lighting**

## Interior Lighting

## Fluorescent

20%

2028

\* \*

10

\$12,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

80%

2023

\$289,200

10

\$51,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Egress Lighting

## Exit, LED

50%

2051

\* \*

1

B

## Exit, Service

50%

2018

\$5,000

1

B

## Exterior Lighting

## HID

100%

2018

\$36,800

10

\$300

B

**Alarm**

## Security System

## No Component

70%

D

## Generic

30%

2023

\$91,400

1

\$11,400

B

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

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2023

\$312,900

1-3

\$18,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights And Alarm Bells*

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

**Heating**

## Distribution

## Hot Wtr Piping/Pump

100%

2031

\* \*

4

\$3,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant*

## Terminal Devices

## Convactor/Radiator

100%

2028

\* \*

1

\$22,600

B

**Air Conditioning**

## Energy Source

## Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

80%

2021

\$114,300

1

B

## No Component

20%

D

**Ventilation**

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

**Asset # : 114**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,000	B
	Exhaust Fans								
	Interior	95%			2023	\$73,000	2	\$2,000	B
	Roof	5%			2023	\$2,800	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$35,300	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2033	* *	1-2	\$1,000	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG B  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.020 / 115 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 106,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 1373 **Lot** : 20 **BIN** : 1085551

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$268,000	\$274,300
Interior Architecture	\$92,800	\$554,300
Electrical	\$90,500	\$1,239,300
Mechanical	\$119,900	\$127,500
<b>Total</b>	<b>\$571,100</b>	<b>\$2,195,400</b>
Priority A	\$268,000	\$274,300
Priority B	\$210,300	\$1,366,800
Priority C	\$92,800	\$554,300
<b>Total</b>	<b>\$571,100</b>	<b>\$2,195,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$8,700			\$1,200
Interior Architecture	\$13,700	\$16,100	\$20,600	\$2,700
Electrical	\$8,200	\$8,100	\$33,100	\$6,900
Mechanical	\$3,800	\$4,200	\$20,500	\$6,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$42,400</b>	<b>\$36,300</b>	<b>\$82,000</b>	<b>\$24,700</b>
Priority A	\$8,700			\$1,200
Priority B	\$30,900	\$20,200	\$80,700	\$20,800
Priority C	\$2,700	\$16,100	\$1,400	\$2,700
<b>Total</b>	<b>\$42,400</b>	<b>\$36,300</b>	<b>\$82,000</b>	<b>\$24,700</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG B**  
**Asset # : 115**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$82,900	LIFE	**	5	\$37,000	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Balconies							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Balconies							
Masonry: Brick	88%			LIFE	**	5	\$162,900	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	3%			LIFE	**	5	\$4,200	A
Metal Panel	3%	Now	\$7,900	2033	**	5	\$10,400	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Railing At Balconies							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Railing At Balconies							
Marble Panels	2%			LIFE	**	5	\$2,800	A
Windows								
Bronze/Brass	97%	Now	\$185,100	2039	**	5	\$12,500	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	3%			2026	**	10	\$800	A
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$9,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	15%			LIFE	**	5	\$2,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Coping							
Metal Panel	5%			2049	**	5	\$2,300	A
Roof								
Cast in Place Concrete	10%			LIFE	**			A
Modified Bitumen	80%			2031	**	10	\$74,400	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	10%			2031	**	10	\$9,300	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Penthouse							

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Estimates are rounded to the nearest hundred dollars.

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG B**  
**Asset # : 115**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$36,100	C
Ceramic Tile	5%			2032	**	5	\$5,500	C
Vinyl Tile	20%			2028	**	3	\$11,000	C
Vinyl Tile	50%			2023	\$463,900	3	\$20,600	C
Vinyl Tile	10%			2018	\$92,800	3	\$4,100	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Near Elevator Bank								
Explanation : 9x9 Units								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$12,900	C
Masonry: Brick	5%			LIFE	**			C
Plaster	70%			LIFE	**	5	\$54,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	35%			2028	**	5	\$38,500	B
AcousTileSusp.Lay-In	20%			2036	**	5	\$22,000	B
Exposed Concrete	10%			LIFE	**	5	\$1,700	B
Gypsum Board	5%			LIFE	**	5	\$6,900	B
Plaster	30%			LIFE	**	5	\$20,600	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$30,500	5	\$2,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Protectors Rated @ 1200 Amperes Each								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$95,100	5	\$2,800	B
Raceway								
Conduit	100%			2023	\$111,500	1		B
Panelboards								
Molded Case Bkrs	70%			2031	* *	5	\$2,000	B
Molded Case Bkrs	30%			2022	\$28,800	5	\$800	B
Wiring								
Braided Cloth	70%	2-4	\$90,500	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2043	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$118,800	5	\$700	B

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG B**  
**Asset # : 115**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible, Covered With Insulation							
Stand-by Power								
Transfer Switches								
Automatic	30%			2021	\$3,500	1	\$9,800	B
Automatic	70%			2036	* *	1	\$22,900	B
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$20,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	70%			2023	\$265,500	10	\$47,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Battery	10%			2023	\$2,700	10	\$1,800	B
Exit, LED	60%			2051	* *	1		B
Exit, Service	30%			2018	\$3,200	1		B
Exterior Lighting								
HID	100%			2023	\$38,700	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$95,900	1	\$11,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$437,800	1-3	\$26,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors							

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG B**  
**Asset # : 115**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$3,600	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant								
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$23,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2024	\$46,900	2	\$200	B
Window/Wall Unit	80%			2018	\$119,900	1		B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,000	B
Exhaust Fans								
Interior	100%			2023	\$80,600	2	\$2,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Through 4th Floor								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$37,000	B
Sprinkler								
No Component	98%							D
Generic	2%			2033	* *	1-2	\$400	B

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



Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG C  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.030 / 116 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 106,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 1373 **Lot** : 20 **BIN** : 1085552

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,006,200	\$199,900
Interior Architecture	\$38,500	\$577,200
Electrical	\$97,000	\$1,099,300
Mechanical	\$119,900	\$241,100
<b>Total</b>	<b>\$2,261,600</b>	<b>\$2,117,400</b>
Priority A	\$2,006,200	\$199,900
Priority B	\$255,400	\$1,378,800
Priority C		\$538,800
<b>Total</b>	<b>\$2,261,600</b>	<b>\$2,117,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$40,900		\$500	
Interior Architecture	\$4,100	\$16,100		\$4,100
Electrical	\$15,200	\$11,800	\$44,800	\$13,800
Mechanical	\$4,100	\$4,700	\$20,800	\$6,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$72,200</b>	<b>\$40,500</b>	<b>\$73,900</b>	<b>\$32,100</b>
Priority A	\$40,900		\$500	
Priority B	\$27,200	\$24,400	\$73,400	\$28,000
Priority C	\$4,100	\$16,100		\$4,100
<b>Total</b>	<b>\$72,200</b>	<b>\$40,500</b>	<b>\$73,900</b>	<b>\$32,100</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG C**  
**Asset # : 116**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	4%	Now	\$82,900	LIFE	* *	5	\$37,000	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Balconies							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Balconies							
Masonry: Brick	88%	Now	\$975,200	LIFE	* *	5	\$162,900	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse,Throughout							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	3%			LIFE	* *	5	\$4,200	A
Metal Panel	3%	Now	\$7,900	2033	* *	5	\$10,400	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Railing At Balconies							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Railing At Balconies							
Marble Panels	2%			LIFE	* *	5	\$2,800	A
Windows								
Bronze/Brass	97%	Now	\$185,100	2039	* *	5	\$12,500	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	3%			2026	* *	10	\$800	A

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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG C

**Asset # : 116**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	85%	Now	\$174,100	LIFE	**	5	\$10,100	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At Corners							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Masonry: Limestone	13%	Now	\$32,200	LIFE	**	5	\$2,000	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : At Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : At Coping							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : At Coping							
Metal Panel	2%			2043	**	5	\$900	A
Roof								
Cast in Place Concrete	10%			LIFE	**			A
IRMA/Protected Membrane	80%	Now	\$588,800	2033	**			A
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%							
	Location : Main Roof							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Main Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Single Ply Membrane	10%			2023	\$31,100	10	\$9,300	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$36,100	C
Ceramic Tile	5%			2032	**	5	\$5,500	C
Vinyl Tile	30%			2028	**	3	\$16,500	C
Vinyl Tile	50%			2023	\$463,900	3	\$20,600	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$12,900	C
Glass: Single Pane	5%			LIFE	**	5	\$9,700	C
Gypsum Board	5%			LIFE	**	5	\$7,800	C
Gypsum Board	10%			LIFE	**	5	\$15,500	C
Masonry: Brick	5%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$38,800	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$77,000	B
Exposed Concrete	10%			LIFE	**	5	\$1,700	B
Plaster	20%			LIFE	**	5	\$13,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG C

**Asset # : 116**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2023	\$30,500	5	\$2,800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 Main Service Protectors Rated @ 2000 Amperes Each									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2023	\$95,100	5	\$2,800	B
Raceway									
	Conduit	100%			2023	\$111,500	1		B
Panelboards									
	Molded Case Bkrs	60%			2022	\$57,600	5	\$1,700	B
	Molded Case Bkrs	40%			2031	* *	5	\$1,100	B
Wiring									
	Braided Cloth	60%	2-4	\$77,500	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2033	* *	1		B
Motor Controllers									
	Locally Mounted	50%			2028	* *	5	\$400	B
	Locally Mounted	50%			2021	\$59,400	5	\$400	B
Ground									
Grounding Devices									
	Generic	100%	0-2	\$1,000	LIFE	* *	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Hallway									
Explanation : Corroded And Connected To Main Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	60%			2028	* *	1	\$19,700	B
	Automatic	40%			2021	\$4,600	1	\$13,100	B
Generators									
	Diesel	75%			2032	* *	1	\$30,900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 300 Kw And 400 Kw Onan Cummins Genset									
	Diesel	25%			2019	\$19,500	1	\$10,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 100 Kw Caterpillar Genset									
Batteries									
	Nickel Cadmium	75%			2018	\$500	5	\$17,800	B
	Nickel Cadmium	25%			2016	\$200	5	\$5,900	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG C**  
**Asset # : 116**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	* *	5	\$6,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 110 Gallons Capacity							
Underground Storage	50%			LIFE	* *	5	\$2,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 5000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$20,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	70%			2023	\$265,500	10	\$47,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Battery	10%			2028	* *	10	\$1,800	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$4,200	1		B
Exterior Lighting								
HID	100%			2023	\$38,700	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$95,900	1	\$11,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$328,400	1-3	\$19,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Alarm Bells And Manual Pull Stations							

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG C**  
**Asset # : 116**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	95%			2031	* *	4	\$3,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Piping Only, Building's Hydronic Hot Water Originates In Central Boiler Plant							
Steam Piping/Pump	5%			2033	* *	4	\$300	B
Terminal Devices								
Air Handler	15%			2023	\$59,000	1	\$6,800	B
Convactor/Radiator	80%			2028	* *	1	\$19,000	B
Fan Coil Unit/Heat	5%			2023	\$54,600	1	\$1,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2021	\$46,900	2	\$200	B
Window/Wall Unit	80%			2018	\$119,900	1		B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,000	B
Exhaust Fans								
Interior	100%			2023	\$80,600	2	\$2,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement through 4th Floor							
	Explanation : Two Units							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$37,000	B
Sprinkler								
No Component	98%							D
Generic	2%			2033	* *	1-2	\$400	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG D  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.040 / 93 **Yr Built/Renovated** : 1936 / 2007  
**Area Sq Ft** : 101,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 1373 **Lot** : 20 **BIN** : 1086490

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$275,100	\$319,600
Interior Architecture		\$346,400
Electrical	\$531,600	\$810,900
Mechanical	\$142,800	\$76,800
<b>Total</b>	<b>\$949,500</b>	<b>\$1,553,800</b>
Priority A	\$275,100	\$319,600
Priority B	\$674,400	\$887,700
Priority C		\$346,400
<b>Total</b>	<b>\$949,500</b>	<b>\$1,553,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$23,900		\$9,900	
Interior Architecture	\$11,800	\$13,400	\$15,700	\$6,600
Electrical	\$6,900	\$7,900	\$28,200	\$6,500
Mechanical	\$3,600	\$4,900	\$19,500	\$7,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$54,100</b>	<b>\$34,000</b>	<b>\$81,300</b>	<b>\$28,100</b>
Priority A	\$23,900		\$9,900	
Priority B	\$23,600	\$20,700	\$71,300	\$21,600
Priority C	\$6,600	\$13,400		\$6,600
<b>Total</b>	<b>\$54,100</b>	<b>\$34,000</b>	<b>\$81,300</b>	<b>\$28,100</b>



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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG D

**Asset # : 93**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$98,700	LIFE	**	5	\$44,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Balcony At East Facade								
Masonry: Brick	85%			LIFE	**	5	\$149,900	A
Masonry: Limestone	3%			LIFE	**	5	\$4,000	A
Metal Panel	2%	Now	\$5,000	2033	**	5	\$6,600	A
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Railing At Balconies								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Railing At Balconies								
Marble Panels	2%			LIFE	**	5	\$2,600	A
Window Wall	3%			2043	**	5	\$19,800	A
Windows								
Bronze/Brass	97%	Now	\$176,400	2039	**	5	\$11,900	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	3%			2026	**	10	\$700	A
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$9,700	A
Masonry: Limestone	15%			LIFE	**	5	\$2,100	A
Roof								
Cast in Place Concrete	10%	Now	\$18,100	LIFE	**			A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Over Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Ramp Over Basement								
Modified Bitumen	75%			2031	**	10	\$66,500	A
Single Ply Membrane	10%			2023	\$29,600	10	\$8,900	A
Sloped Glazing	5%			LIFE	**	5	\$59,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,900	C
Ceramic Tile	5%			2032	**	5	\$5,200	C
Vinyl Tile	35%			2023	\$309,500	3	\$13,800	C
Vinyl Tile	45%			2028	**	3	\$23,600	C
Vinyl Tile	5%			2031	**	3	\$2,600	C

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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG D

**Asset # : 93**

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

### Interior

#### Interior Walls

Ceramic Tile	5%			2032	**	5	\$12,300	C
Glass: Single Pane	5%			LIFE	**	5	\$9,200	C
Gypsum Board	10%			LIFE	**	5	\$14,800	C
Gypsum Board	5%			LIFE	**	5	\$7,400	C
Masonry: Brick	5%			LIFE	**			C
Plaster	50%			LIFE	**	5	\$37,000	C
SGFT/Glazed Masonry	20%			LIFE	**			C

#### Ceilings

AcousTileSusp.Lay-In	30%			2028	**	5	\$31,400	B
AcousTileSusp.Lay-In	5%			2040	**	5	\$5,200	B
AcousTileSusp.Lay-In	10%			2036	**	5	\$10,500	B
Exposed Concrete	10%			LIFE	**	5	\$1,600	B
Plaster	45%			LIFE	**	5	\$29,500	B

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

### Under 600 Volts

#### Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$95,100	5	\$2,700	B
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#### Raceway

Conduit	100%			2023	\$111,500	1		B
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#### Panelboards

Molded Case Bkrs	100%			2022	\$96,100	5	\$2,700	B
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#### Wiring

Braided Cloth	60%	2-4	\$77,500	2048	**	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	40%			2033	**	1		B
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#### Motor Controllers

Locally Mounted	100%			2021	\$118,800	5	\$700	B
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### Ground

#### Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected To Main Water Pipe*

### Stand-by Power

#### Transfer Switches

Automatic	50%			2021	\$5,800	1	\$15,600	B
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Automatic	50%			2036	**	1	\$15,600	B
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### Lighting

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG D**  
**Asset # : 93**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$19,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	70%			2023	\$253,000	10	\$45,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Battery	10%			2023	\$2,500	10	\$1,700	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$4,000	1		B
Exterior Lighting								
HID	100%			2018	\$36,800	10	\$300	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2023	\$91,400	1	\$11,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2018	\$417,300	1-3	\$25,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights And Manual Pull Station</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	20%			2033	* *	1		B
HTHW/HW	80%			2033	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP	20%			2032	* *	5	\$800	B
Steam								
No Component	80%							D
Distribution								
Hot Wtr Piping/Pump	80%			2031	* *	4	\$2,800	B
Steam Piping/Pump	20%			2033	* *	4	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$22,600	B
<b>Air Conditioning</b>								

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

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

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

# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG D

**Asset # : 93**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	100%			2018	\$142,800	1		B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,000	B
	Exhaust Fans								
	Interior	100%			2023	\$76,800	2	\$2,100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
	Sewage Ejector(s)								
	Compressed Air	100%			2023	\$28,300	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Through 4th Floor							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$35,300	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2033	* *	1-2	\$1,000	B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG E  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.050 / 94 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 142,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 1373 **Lot** : 20 **BIN** : 1085548

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,812,900	\$233,900
Interior Architecture	\$124,500	\$674,600
Electrical	\$64,600	\$1,883,900
Mechanical	\$331,000	\$41,500
<b>Total</b>	<b>\$2,333,000</b>	<b>\$2,833,900</b>
Priority A	\$1,812,900	\$233,900
Priority B	\$395,600	\$1,980,800
Priority C	\$124,500	\$619,200
<b>Total</b>	<b>\$2,333,000</b>	<b>\$2,833,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$24,900		\$2,500	\$100
Interior Architecture	\$35,400	\$19,700	\$7,400	\$7,400
Electrical	\$12,600	\$12,900	\$40,200	\$10,900
Mechanical	\$8,800	\$11,000	\$30,800	\$10,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$105,300</b>	<b>\$67,300</b>	<b>\$104,600</b>	<b>\$53,000</b>
Priority A	\$24,900		\$2,500	\$100
Priority B	\$73,100	\$47,500	\$94,700	\$45,500
Priority C	\$7,400	\$19,700	\$7,400	\$7,400
<b>Total</b>	<b>\$105,300</b>	<b>\$67,300</b>	<b>\$104,600</b>	<b>\$53,000</b>



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

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

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

# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG E

**Asset # : 94**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$8,500	A
Masonry: Brick	86%	Now	\$700,300	LIFE	**	5	\$233,900	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse, Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse, North And South Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads								
Masonry: Granite	2%	Now	\$63,800	LIFE	**	5	\$4,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : At Main Entrance Ramp								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : At Main Entrance Ramp								
Masonry: Limestone	5%	Now	\$294,900	LIFE	**	5	\$10,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Penthouse, Horizontal Bands								
Marble Panels	2%			LIFE	**	5	\$4,100	A
Windows								
Aluminum	5%			2039	**	5	\$300	A
Bronze/Brass	92%	Now	\$252,400	2039	**	5	\$17,100	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	3%			2026	**	10	\$1,100	A

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG E**  
**Asset # : 94**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Concrete Masonry Unit	6%			LIFE	**	5	\$800	A
Masonry: Brick	80%	Now	\$157,100	LIFE	**	5	\$9,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$23,700	LIFE	**	5	\$1,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Coping								
Metal Rail	2%			2028	**	5-10	\$4,100	A
Pre-Cast Concrete	2%			LIFE	**	5	\$1,400	A
Roof								
Built-Up (BUR)	85%	Now	\$344,500	2033	**			A
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Over First And Fifth Floors								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Over Accounts Payable Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Modified Bitumen	5%			2031	**	10	\$4,500	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Connecting Corridor To C Building								
Single Ply Membrane	10%			2031	**	10	\$8,900	A
Interior								
Floors								
Carpet	5%			2022	\$93,400	3	\$14,800	C
Cast in Place Concrete	15%			LIFE	**	5	\$48,400	C
Ceramic Tile	5%			2032	**	5	\$7,400	C
Quarry Tile	5%			2028	**	5	\$11,100	C
Vinyl Tile	20%			2028	**	3	\$14,800	C
Vinyl Tile	40%			2023	\$497,900	3	\$22,100	C
Vinyl Tile	10%			2018	\$124,500	3	\$5,500	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors Near Elevator Bank								
Explanation : 9x9 Units								

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

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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG E

**Asset # : 94**

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

### Interior

#### Interior Walls

Ceramic Tile	5%			2032	**	5	\$17,400	C
Masonry: Brick	5%			LIFE	**			C
Plaster	70%			LIFE	**	5	\$72,900	C
SGFT/Glazed Masonry	20%			LIFE	**			C

#### Ceilings

AcousTileSusp.Lay-In	25%			2036	**	5	\$36,900	B
Exposed Concrete	10%			LIFE	**	5	\$2,300	B
Gypsum Board	5%			LIFE	**	5	\$9,200	B
Plaster	55%			LIFE	**	5	\$50,700	B
Plaster	5%	Now	\$9,600	LIFE	**	5	\$4,600	B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Accounts Payable Area*

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Accounts Payable Area*

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

### Under 600 Volts

#### Service Equipment

Air Circuit Breaker	100%			2023	\$32,500	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								

#### Switchgear / Switchboard

Molded Case Bkrs	90%			2023	\$85,600	5	\$3,400	B
Molded Case Bkrs	10%			2043	**	5	\$400	B

#### Raceway

Conduit	90%			2023	\$100,400	1		B
Conduit	10%			2043	**	1		B

#### Panelboards

Molded Case Bkrs	25%			2022	\$30,000	5	\$900	B
Molded Case Bkrs	70%			2031	**	5	\$2,600	B
Molded Case Bkrs	5%			2039	**	5	\$200	B

#### Wiring

Braided Cloth	50%	2-4	\$64,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B

#### Motor Controllers

Locally Mounted	100%			2021	\$186,600	5	\$1,000	B
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### Ground

#### Grounding Devices

Not Accessible	100%							D
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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG E

**Asset # : 94**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Transfer Switches								
Automatic	75%			2021	\$8,600	1	\$33,000	B
Automatic	25%			2036	* *	1	\$11,000	B
Lighting								
Interior Lighting								
Fluorescent	30%			2028	* *	10	\$27,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	70%			2023	\$356,200	10	\$63,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Battery	20%			2023	\$7,100	10	\$4,800	B
Exit, LED	30%			2051	* *	1		B
Exit, Service	50%			2023	\$7,100	1		B
Exterior Lighting								
HID	100%			2023	\$51,900	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$128,700	1	\$16,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
No Component	40%							D
Generic	60%			2023	\$881,200	1-3	\$52,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Smoke Detector, Manual Pull Station And Alarm Bells								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
Distribution								
Hot Wtr Piping/Pump	90%			2031	* *	4	\$4,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Plant								
Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant								
Steam Piping/Pump	10%			2033	* *	4	\$700	B

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Estimates are rounded to the nearest hundred dollars.

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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG E

**Asset # : 94**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Heating									
	Terminal Devices								
	Air Handler	10%			2018	\$52,700	1	\$6,100	B
	Convactor/Radiator	90%			2028	* *	1	\$28,700	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B
	Conversion Equipment								
	Reciprocating	10%			2023	\$33,200	1	\$4,600	B
	Compr/Chiller								
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical Equipment Room					
	Window/Wall Unit	90%			2018	\$181,000	1		B
Distribution									
	Chilled Wtr Pipe/Pump	10%			2043	* *	4	\$500	B
	No Component	90%							D
Terminal Devices									
	Air Handler/Cool/Ht	10%			2023	\$41,500	1	\$6,100	B
	No Component	90%							D
Heat Rejection									
	Air Condenser Unit	10%			2028	* *	2	\$6,900	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,000	B
Exhaust Fans									
	Interior	90%			2018	\$97,300	2	\$2,700	B
	Roof	10%			2023	\$7,800	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger									
	Low Temp	80%			2033	* *	4	\$11,700	B
	Low Temp	20%	0-2	\$300	2033	* *	4	\$2,000	B
				Damaged, Extent : Moderate, Area Affected : 100%					
				Location : Basement Mechanical Equipment Room, 1 Of 3 Tanks Ruptured Interior Lining					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
Sewage Ejector(s)									
	Compressed Air	100%			2023	\$28,300	4	\$1,600	B
Fixtures									
	Generic	100%							B
Vertical Transport									

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

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

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

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

**Asset # : 94**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Through 5th Floor							
		Explanation : Two Passenger Units							
	Hydraulic	50%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Through 3rd Floor							
		Explanation : Two Freight Units							
Fire Suppression									
Standpipe									
	Generic	100%		2033		* *	1-5	\$49,700	B
Sprinkler									
	No Component	90%							D
	Generic	10%		2033		* *	1-2	\$2,800	B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG F  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.060 / 95 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 26,800 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ph  
**Block** : 1373 **Lot** : 20 **BIN** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$837,200	\$100,100
Interior Architecture	\$37,500	\$261,900
Electrical	\$110,200	\$169,900
Mechanical	\$48,300	
<b>Total</b>	<b>\$1,033,300</b>	<b>\$531,900</b>
Priority A	\$837,200	\$100,100
Priority B	\$196,100	\$169,900
Priority C		\$261,900
<b>Total</b>	<b>\$1,033,300</b>	<b>\$531,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				
Interior Architecture	\$1,900	\$5,600	\$5,500	\$800
Electrical	\$24,100	\$1,900	\$17,600	\$1,700
Mechanical	\$1,600	\$1,800	\$8,300	\$2,500
<b>Total</b>	<b>\$27,600</b>	<b>\$9,300</b>	<b>\$31,400</b>	<b>\$5,100</b>
Priority A				
Priority B	\$25,700	\$3,700	\$31,400	\$4,300
Priority C	\$1,900	\$5,600		\$800
<b>Total</b>	<b>\$27,600</b>	<b>\$9,300</b>	<b>\$31,400</b>	<b>\$5,100</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG F**  
**Asset # : 95**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$40,400	LIFE	**	5	\$18,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy At West Entrance								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Canopy At West Entrance								
Masonry: Brick	85%	Now	\$183,500	LIFE	**	5	\$61,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Connecting Corridor To D Building								
Masonry: Limestone	5%	Now	\$39,100	LIFE	**	5	\$2,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Marble Panels	5%			LIFE	**	5	\$2,700	A
Windows								
Bronze/Brass	100%	Now	\$574,300	2039	**	5	\$38,900	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$8,700	A
Masonry: Limestone	15%			LIFE	**	5	\$1,900	A
Roof								
Built-Up (BUR)	5%			2023	\$3,100	10	\$700	A
Modified Bitumen	85%			2031	**	10	\$11,500	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Sloped Glazing	10%			LIFE	**	5	\$18,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,700	C
Ceramic Tile	5%			2026	**	5	\$2,200	C
Vinyl Tile	15%			2028	**	3	\$3,300	C
Vinyl Tile	70%			2023	\$261,900	3	\$11,600	C

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG F**  
**Asset # : 95**

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

## Interior

## Interior Walls

Ceramic Tile	5%			2032	**	5	\$3,500	C
Masonry: Brick	10%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$12,500	C
SGFT/Glazed Masonry	25%			LIFE	**			C

## Ceilings

AcousTileSusp.Lay-In	25%			2028	**	5	\$11,100	B
Exposed Concrete	10%			LIFE	**	5	\$700	B
Plaster	65%	Now	\$37,500	LIFE	**	5	\$18,000	B

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

*Location : Room F2-6*

*Paint Peeling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2023	\$3,200	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Protectors Rated @ 4000 Amperes Each</i>								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$47,500	5	\$700	B
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## Raceway

Conduit	100%			2023	\$25,900	1		B
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## Panelboards

Molded Case Bkrs	50%			2031	**	5	\$400	B
Molded Case Bkrs	50%			2022	\$12,000	5	\$400	B

## Wiring

Braided Cloth	80%	2-4	\$22,200	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	20%			2033	**	1		B
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## Ground

## Grounding Devices

Not Accessible	100%							D
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## Stand-by Power

## Transfer Switches

Automatic	100%			2036	**	1	\$8,300	B
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## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG F**  
**Asset # : 95**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2028	* *	10	\$5,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	80%			2023	\$122,400	10	\$21,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Egress Lighting								
Emergency, Battery	10%			2023	\$1,100	10	\$700	B
Exit, LED	50%			2051	* *	1		B
Exit, Service	40%			2023	\$1,700	1		B
Exterior Lighting								
HID	100%			2018	\$9,700	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2023	\$24,100	1	\$3,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2018	\$110,200	1-3	\$6,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Strobe Lights And Manual Pull Station							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$1,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant							
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$9,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	80%			2018	\$48,300	1		B
No Component	20%							D

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG F**  
**Asset # : 95**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,500	B
	Exhaust Fans								
	Interior	100%			2023	\$32,500	2	\$900	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$14,900	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2033	* *	1-2	\$800	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG G  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.070 / 96 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 8,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1373 **Lot** : 20 **BIN** : 1085550

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$161,900	
Interior Architecture		\$53,400
Electrical	\$41,300	
<b>Total</b>	<b>\$203,200</b>	<b>\$53,400</b>
Priority A	\$161,900	
Priority B	\$41,300	
Priority C		\$53,400
<b>Total</b>	<b>\$203,200</b>	<b>\$53,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				
Interior Architecture	\$2,500	\$1,100	\$2,100	\$2,500
Electrical	\$8,300	\$400	\$9,500	\$200
Mechanical	\$500	\$500	\$21,100	\$700
<b>Total</b>	<b>\$11,300</b>	<b>\$2,000</b>	<b>\$32,700</b>	<b>\$3,400</b>
Priority A				
Priority B	\$8,800	\$900	\$32,700	\$900
Priority C	\$2,500	\$1,100		\$2,500
<b>Total</b>	<b>\$11,300</b>	<b>\$2,000</b>	<b>\$32,700</b>	<b>\$3,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG G**  
**Asset # : 96**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$18,300	A
Masonry: Limestone	3%			LIFE	**	5	\$400	A
Windows								
Bronze/Brass	100%	Now	\$161,900	2039	**	5	\$11,000	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$3,700	A
Masonry: Limestone	15%			LIFE	**	5	\$800	A
Roof								
Modified Bitumen	100%			2031	**	10	\$5,700	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Carpet	35%			2022	\$62,300	3	\$9,800	C
Cast in Place Concrete	15%			LIFE	**	5	\$4,600	C
Ceramic Tile	5%			2032	**	5	\$700	C
Vinyl Tile	45%			2023	\$53,400	3	\$2,400	C
Interior Walls								
Plaster	70%			LIFE	**	5	\$4,600	C
Plywood/Hardboard	10%			LIFE	**			C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	30%			2028	**	5	\$4,200	B
Exposed Concrete	10%			LIFE	**	5	\$200	B
Glass: Susp Panels	20%			LIFE	**			B
Plaster	40%			LIFE	**	5	\$3,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$10,200	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$12,000	5	\$200	B

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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG G

**Asset # : 96**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$8,100	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2023	\$2,000	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	100%			2018	\$41,300	10	\$8,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Exit, LED	50%			2051	* *	1		B
Exit, Service	50%			2018	\$700	1		B
Exterior Lighting								
HID	100%			2023	\$3,100	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$7,700	1	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$26,200	1-3	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors And Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	* *	4	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant</i>								
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$3,000	B
Air Conditioning								

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Estimates are rounded to the nearest hundred dollars.*

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

**Asset # : 96**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	100%			2018	\$19,200	1		B
Ventilation									
	Exhaust Fans								
	Roof	20%			2028	* *	2	\$100	B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$4,700	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG H  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.080 / 97 **Yr Built/Renovated** : 1936 / 2007  
**Area Sq Ft** : 8,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1373 **Lot** : 20 **BIN** : 1086489

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$161,900	
Interior Architecture		\$83,100
Electrical	\$41,300	
<b>Total</b>	<b>\$203,200</b>	<b>\$83,100</b>
Priority A	\$161,900	
Priority B	\$41,300	
Priority C		\$83,100
<b>Total</b>	<b>\$203,200</b>	<b>\$83,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				
Interior Architecture	\$4,000	\$2,100	\$1,800	
Electrical	\$8,300	\$400	\$8,900	\$200
Mechanical	\$500	\$600	\$21,100	\$800
<b>Total</b>	<b>\$12,800</b>	<b>\$3,100</b>	<b>\$31,700</b>	<b>\$1,000</b>
Priority A				
Priority B	\$8,800	\$1,000	\$31,700	\$1,000
Priority C	\$4,000	\$2,100		
<b>Total</b>	<b>\$12,800</b>	<b>\$3,100</b>	<b>\$31,700</b>	<b>\$1,000</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG H**  
**Asset # : 97**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$18,300	A
Masonry: Limestone	3%			LIFE	**	5	\$400	A
Windows								
Bronze/Brass	100%	Now	\$161,900	2039	**	5	\$11,000	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$3,700	A
Masonry: Limestone	15%			LIFE	**	5	\$800	A
Roof								
Modified Bitumen	100%			2031	**	10	\$5,700	A
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2032	**	5	\$700	C
Panel/Paver: Cer/Brk	25%			2031	**	5	\$7,900	C
Vinyl Tile	70%			2023	\$83,100	3	\$3,700	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,100	C
Plaster	75%			LIFE	**	5	\$4,900	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%			2028	**	5	\$3,500	B
Plaster	75%			LIFE	**	5	\$6,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2023	\$10,200	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$12,000	5	\$200	B
Wiring								
Braided Cloth	80%	2-4	\$8,100	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2023	\$2,000	1		B
<b>Lighting</b>								

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# HEALTH AND HOSPITALS CORP. - 819

## GOLDWATER MEMORIAL HOSPITAL BLDG H

**Asset # : 97**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	100%			2018	\$41,300	10	\$8,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting Exit, Service	100%			2028	* *	1		B
Exterior Lighting HID	100%			2023	\$3,100	10		B
Alarm								
Security System No Component	70%							D
Generic	30%			2023	\$7,700	1	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection No Component	70%							D
Generic	30%			2023	\$26,200	1-3	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights And Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution Hot Wtr Piping/Pump	100%			2031	* *	4	\$500	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Piping Only, Building's Hydronic Hot Water Originates From Central Boiler Plant								
Terminal Devices Convactor/Radiator	100%			2028	* *	1	\$3,000	B
Air Conditioning								
Energy Source Electricity	100%			2031	* *	1		B
Conversion Equipment Window/Wall Unit	100%			2018	\$19,200	1		B
Ventilation								
Exhaust Fans Roof	20%			2023	\$1,500	2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	* *	1		B

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

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

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

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

**Asset # : 97**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$4,700	B
	Sprinkler								
	No Component	75%							D
	Generic	25%			2033	* *	1-2	\$700	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BLDG J  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.090 / 98 **Yr Built/Renovated** : 1970 / 2007  
**Area Sq Ft** : 45,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,ph  
**Block** : 1373 **Lot** : 20 **BIN** : 1040749

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$167,000
Interior Architecture	\$385,000	\$47,600
Electrical		\$519,300
Mechanical		\$107,400
<b>Total</b>	<b>\$385,000</b>	<b>\$841,400</b>
Priority A		\$167,000
Priority B	\$385,000	\$626,700
Priority C		\$47,600
<b>Total</b>	<b>\$385,000</b>	<b>\$841,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$10,700	\$6,800
Interior Architecture	\$37,600	\$2,100		\$400
Electrical	\$36,900	\$3,800	\$13,700	\$2,900
Mechanical	\$17,600	\$10,400	\$26,200	\$12,500
<b>Total</b>	<b>\$92,100</b>	<b>\$16,300</b>	<b>\$50,600</b>	<b>\$22,500</b>
Priority A			\$10,700	\$6,800
Priority B	\$56,300	\$14,200	\$39,900	\$15,400
Priority C	\$35,800	\$2,100		\$400
<b>Total</b>	<b>\$92,100</b>	<b>\$16,300</b>	<b>\$50,600</b>	<b>\$22,500</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG J**  
**Asset # : 98**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$30,100	A
	Efflorescence, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
Pre-Cast Concrete	15%			LIFE	**	5	\$18,400	A
Window Wall	5%			2043	**	5	\$7,100	A
Windows								
Aluminum	100%			2039	**	5	\$12,200	A
Parapets								
Masonry: Brick	83%			LIFE	**	5	\$14,500	A
Metal Panel	2%			2049	**	5	\$1,400	A
Pre-Cast Concrete	10%			LIFE	**	5	\$11,000	A
Pre-Cast Concrete	5%			LIFE	**	5	\$5,500	A
Roof								
Metal Panel	5%			2028	**	10	\$7,200	A
Modified Bitumen	80%			2031	**	10	\$62,600	A
Skylight, Metal/Glass	5%			2033	**	10	\$13,100	A
Sloped Glazing	10%			LIFE	**	5	\$104,400	A
Interior								
Floors								
Ceramic Tile	5%			2032	**	5	\$2,800	C
Quarry Tile	65%			2036	**	5	\$55,000	C
Vinyl Tile	10%			2023	\$47,600	3	\$2,100	C
Vinyl Tile	5%			2028	**	3	\$1,400	C
Wood	15%			2051	**	5	\$15,900	C
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	C
Glass: Single Pane	5%			LIFE	**	5	\$3,600	C
Gypsum Board	5%			LIFE	**	5	\$2,900	C
Gypsum Board	5%			LIFE	**	5	\$2,900	C
Masonry: Brick	80%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	85%	0-2	\$385,000	2043	**	5	\$30,000	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
AcousTileConcealSpLn	5%			2036	**	5	\$3,500	B
Gypsum Board	10%			LIFE	**	5	\$7,100	B

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG J**  
**Asset # : 98**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$5,500	5	\$1,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 1200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$63,400	5	\$1,200	B
Raceway								
Conduit	100%			2023	\$37,700	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$36,000	5	\$1,200	B
Wiring								
Braided Cloth	80%	2-4	\$33,400	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	10%			2036	* *	5		B
Motor Control Center	90%			2021	\$24,800	5	\$1,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,500	1	\$13,900	B
Lighting								
Interior Lighting								
Fluorescent	20%			2028	* *	10	\$6,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	80%			2023	\$155,700	10	\$27,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Egress Lighting								
Exit, LED	50%			2051	* *	1		B
Exit, Service	50%			2018	\$2,700	1		B
Exterior Lighting								
HID	100%			2023	\$16,400	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$40,700	1	\$5,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance System								

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BLDG J**  
**Asset # : 98**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic

40%

2023

\$185,800

1-3

\$11,100

D

B

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

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

**Heating**

Energy Source

Campus Steam

100%

2043

\* \*

1

B

Conversion Equipment

Heat Exchanger

50%

2032

\* \*

1

\$9,300

B

Pres. Reducing Valve/LP  
Steam

50%

2032

\* \*

5

\$1,100

B

Distribution

Hot Wtr Piping/Pump

50%

2039

\* \*

4

\$900

B

Steam Piping/Pump

50%

2043

\* \*

4

\$900

B

Terminal Devices

Air Handler

50%

2028

\* \*

1

\$11,700

B

Convactor/Radiator

50%

2036

\* \*

1

\$6,100

B

**Air Conditioning**

Energy Source

Campus Steam

100%

2043

\* \*

1

B

Conversion Equipment

Absorption

100%

2032

\* \*

1

\$40,800

B

Chiller/Steam/HW

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Equipment Room**Explanation : Refrigerant, Lithium Bromide*

Distribution

Chilled Wtr Pipe/Pump

100%

2043

\* \*

4

\$1,900

B

Terminal Devices

Air Handler/Cool/Ht

100%

2028

\* \*

1

\$23,300

B

Heat Rejection

Water Cool Tower

100%

2024

\$107,400

2

\$37,900

B

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$21,000

B

Exhaust Fans

Interior

70%

2028

\* \*

2

\$800

B

Roof

30%

2028

\* \*

2

\$300

B

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2043

\* \*

1

B

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

**Asset # : 98**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2043	* *			B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2023	\$11,000	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$19,000	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOLDWATER MEMORIAL HOSPITAL BOILER  
**Address** : ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0006.100 / 99 **Yr Built/Renovated** : 1938 / 1953  
**Area Sq Ft** : 38,356 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1373 **Lot** : 20 **BIN** :

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$3,190,600	\$118,200
Interior Architecture		\$126,900	
Electrical		\$551,500	\$39,000
Mechanical			\$501,500
<b>Total</b>		<b>\$3,868,900</b>	<b>\$658,700</b>
Priority A		\$3,190,600	\$118,200
Priority B		\$551,500	\$540,500
Priority C		\$126,900	
<b>Total</b>		<b>\$3,868,900</b>	<b>\$658,700</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$28,200	\$400	\$4,700	
Electrical	\$57,400	\$7,000	\$12,400	\$4,900
Mechanical	\$32,100	\$7,000	\$30,100	\$9,900
<b>Total</b>	<b>\$117,600</b>	<b>\$14,500</b>	<b>\$47,200</b>	<b>\$14,800</b>
Priority A				
Priority B	\$89,500	\$14,100	\$42,500	\$14,800
Priority C	\$28,200	\$400	\$4,700	
<b>Total</b>	<b>\$117,600</b>	<b>\$14,500</b>	<b>\$47,200</b>	<b>\$14,800</b>



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# HEALTH AND HOSPITALS CORP. - 819 GOLDWATER MEMORIAL HOSPITAL BOILER

**Asset # : 99**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$43,900	LIFE	* *	5	\$19,600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Building Base								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Glazed Ceramic Panel	5%	Now	\$127,100	LIFE	* *	5	\$18,400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : East Facade,West Facade,South Facade,North Facade								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : North Facade,South Facade,East Facade,West Facade								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Horizontal Bands								
Masonry: Brick	90%	Now	\$1,267,400	LIFE	* *	5	\$70,600	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : East Facade, North Facade,Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : East Facade, North Facade								
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : North Wall Facing Lower Roof								
Rusting Masonry Supt, Extent : Severe, Area Affected : 100%								
Location : At Openings								
Vertical Cracks, Extent : Severe, Area Affected : 50%								
Location : At Corners								
Windows								
Steel	100%	Now	\$395,400	2048	* *	5	\$47,700	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BOILER**  
**Asset # : 99**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	20%	Now	\$159,500	LIFE	* *	5	\$19,600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%	Now	\$580,200	LIFE	* *	5	\$10,100	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse And Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	90%	Now	\$179,400	2033	* *			A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$437,600	2043	* *			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Power Plant Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Power Plant Area</i>								
<i>Explanation : Corrugated Glass</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$34,200	C
Panel/Paver: Cer/Brk	40%			2031	* *	5	\$56,300	C
Quarry Tile	10%			2028	* *	5	\$9,400	C
Steel Grating	20%			2033	* *	1		C
Vinyl Tile	5%			2023	\$26,400	3	\$1,200	C

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BOILER**  
**Asset # : 99**

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

## Interior

## Interior Walls

Cast in Place Concrete	15%	Now	\$126,900	LIFE	* *			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Along Windows And Steam Lines</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								

Masonry: Brick	10%			LIFE	* *			C
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Wall</i>								

SGFT/Glazed Masonry	75%			LIFE	* *			C
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## Ceilings

Exposed Concrete	50%			LIFE	* *	5	\$4,900	B
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Power Plant Area</i>								

Exposed Struc: Steel	50%			LIFE	* *			B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%	2-4	\$17,000	2053	* *	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Main Service Protectors Rated @ 800 Amperes Each</i>								

## Switchgear / Switchboard

Molded Case Bkrs	100%	2-4	\$79,200	2053	* *	5	\$500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								

## Raceway

Conduit	100%			2023	\$19,000	1		B
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## Panelboards

Fused Disc Sw	10%			2022	\$3,600	5	\$100	B
Molded Case Bkrs	40%			2022	\$14,400	5	\$400	B
Molded Case Bkrs	50%	2-4	\$18,000	2048	* *	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

## Wiring

Braided Cloth	80%	2-4	\$12,300	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	20%			2033	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2028	* *	5	\$300	B
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BOILER**  
**Asset # : 99**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,500	1	\$11,800	B
Generators								
Diesel	100%			2019	\$78,000	1	\$14,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 100 Kw Cummins Genset								
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$8,500	B
Fuel Storage								
Day Tank	50%			2022	\$1,500	5	\$3,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 100 Gallons Capacity								
Underground Storage	50%			LIFE	* *	5	\$1,300	B
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$27,800	10	\$19,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	20%			2023	\$11,100	10	\$7,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cfl - Compact Fluorescent Lamps								
HID	10%			2023	\$7,300	10	\$100	B
Incandescent	20%			2023	\$11,100	2	\$200	B
Egress Lighting								
Emergency, Battery	10%			2023	\$1,500	10	\$1,000	B
Exit, Service	90%			2023	\$5,400	1		B
Exterior Lighting								
HID	100%			2018	\$6,700	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stacks								
Explanation : Copper Lightning Rods Installed In The Stack Only.								
Alarm								
Fire/Smoke Detection								
Generic	100%			2018	\$394,200	1-3	\$23,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station And Alarm Bells								

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BOILER**  
**Asset # : 99**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 6	50%	0-2	\$25,500	2053	* *	5	\$3,200	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rotted Out Oil Tanks, (3) 50,000 Gallon Tanks And (4) 25,000 Gallon Tanks</i>								
<i>No. 6 Fuel Oil, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Tanks</i>								
Fuel Oil No 6	50%			2023	\$51,100	5	\$6,500	B
Conversion Equipment								
Steam Boiler	100%			2021	\$202,000	1	\$41,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Central Boiler Plant</i>								
<i>Explanation : 8 #6 Oil Burning High Pressure Steam Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2031	* *	4	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : High Temperature Hot Water Is Distributed To Other Buildings For Heating Purposes</i>								
Steam Piping/Pump	50%			2033	* *	4	\$1,500	B
Terminal Devices								
Convactor/Radiator	60%			2028	* *	1	\$8,100	B
Fan Coil Unit/Heat	40%			2023	\$248,500	1	\$5,400	B
<b>Air Conditioning</b>								
Conversion Equipment								
Window/Wall Unit	10%			2018	\$8,500	1		B
No Component	90%							D
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
HW Heat Exchanger								
High Temp	100%			2023	\$25,700	4	\$4,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2018	\$11,000	4	\$1,600	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$2,600	B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**GOLDWATER MEMORIAL HOSPITAL BOILER**

**Asset # : 99**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
	Fire Pump								
	Generic	100%			2026	* *	1	\$7,800	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Central Boiler Plant									
Explanation : Fire Pumps Provide Water To Stand Pipe System House Tank On Building E									

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOUVERNEUR HEALTHCARE SERVICES  
**Address** : 227 MADISON STREET @CLINTON ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0007.010 / 100 **Yr Built/Renovated** : 1972 /  
**Area Sq Ft** : 425,687 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Mar-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,12,15  
**Block** : 270 **Lot** : 32 **BIN** : 1003224

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,192,200	\$584,200
Interior Architecture	\$9,192,500	\$1,516,700
Electrical	\$2,858,100	\$1,466,200
Mechanical	\$5,272,700	\$3,246,200
<b>Total</b>	<b>\$18,515,500</b>	<b>\$6,813,300</b>
Priority A	\$1,192,200	\$584,200
Priority B	\$13,103,500	\$5,070,800
Priority C	\$4,219,800	\$1,158,300
<b>Total</b>	<b>\$18,515,500</b>	<b>\$6,813,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$9,400	\$15,800		\$48,800
Interior Architecture	\$51,800	\$15,900	\$44,800	\$71,700
Electrical	\$30,300	\$38,500	\$45,300	\$113,800
Mechanical	\$128,800	\$212,800	\$131,500	\$213,900
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
<b>Total</b>	<b>\$338,700</b>	<b>\$401,400</b>	<b>\$340,100</b>	<b>\$566,600</b>
Priority A	\$9,400	\$15,800		\$48,800
Priority B	\$277,500	\$385,600	\$295,200	\$446,100
Priority C	\$51,800		\$44,800	\$71,700
<b>Total</b>	<b>\$338,700</b>	<b>\$401,400</b>	<b>\$340,100</b>	<b>\$566,600</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	7%			LIFE	**	5	\$136,300	A	
Masonry: Brick	3%			LIFE	**	5	\$11,700	A	
Masonry: Brick	75%			LIFE	**	5	\$292,000	A	
Masonry: Brick	5%	Now	\$58,300	LIFE	**	5	\$19,500	A	
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Throughout Site Wall									
Masonry: Brick	5%	Now	\$29,100	LIFE	**	5	\$19,500	A	
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Foundation Wall									
Window Wall	5%			2039	**	5	\$73,000	A	
Windows									
Aluminum	100%	Now	\$197,500	2035	**	5	\$23,700	A	
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Parapets									
Cast in Place Concrete	60%			LIFE	**	5	\$68,800	A	
Masonry: Brick	20%			LIFE	**	5	\$2,200	A	
Metal Rail	20%			2032	**	5-10	\$40,100	A	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	12%			2019	\$83,200	10	\$18,300	A
Built-Up (BUR)	30%	Now	\$207,900	2029	* *			A
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Over 13th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over 13th Floor								
Worn/Eroded, Extent : Severe, Area Affected : 40%								
Location : Over 13th Floor								
Cast in Place Concrete	3%	Now	\$9,400	LIFE	* *			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
Location : Over Garage								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Garage								
IRMA/Protected Membrane	20%	Now	\$241,200	2029	* *			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
Location : Over First And Second Floors								
Vegetation Growth, Extent : Severe, Area Affected : 40%								
Location : Over First And Second Floors								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Over First And Second Floors								
IRMA/Protected Membrane	20%			2019	\$241,200	10	\$30,500	A
Panel/Paver: Cer/Brk	10%	Now	\$51,300	2029	* *			A
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Traffic Topping	5%	Now	\$46,000	2029	* *			A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Over Garage								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Over Garage								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Over Garage								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$209,100	C
Ceramic Tile	5%			2028	* *	5	\$31,900	C
Panel/Paver: Cer/Brk	5%			2035	* *	5	\$71,700	C
Terrazzo	5%			LIFE	* *	5	\$24,900	C
Traffic Topping	5%			2024	\$392,100	5	\$39,800	C
Vinyl Tile	65%			2019	\$3,494,100	3	\$207,100	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$725,600	LIFE	**			C
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Concrete Column In Compressor Room							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Concrete Column In Compressor Room							
Ceramic Tile	5%			2028	**	5	\$57,800	C
Concrete Masonry Unit	10%			LIFE	**	5	\$46,200	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$208,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$231,200	C
Ceilings								
AcousTileConcealSpLn	10%			2017	\$511,400	5	\$79,600	B
AcousTileConcealSpLn	70%	Now	\$179,000	2017	\$3,579,900	5	\$278,700	B
	Misaligned/Bulging, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2017	\$255,700	5	\$31,900	B
Exposed Concrete	10%	Now	\$406,900	LIFE	**	5	\$10,000	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Beam In Garage							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Garage							
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Garage							
	Explanation : Corroded Steel Beam							
Metal Panel	5%			LIFE	**	5	\$39,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2029	* *	5	\$2,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Disconnect Switches Rated At 4000 Amps Each								
Transformers								
Dry Type	100%			2024	\$14,800	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 500 KVA								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2029	* *	5	\$2,200	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	40%			2029	* *	1		B
Conduit	60%			2019	\$257,700	1		B
Panelboards								
Molded Case Bkrs	70%			2027	* *	5	\$7,800	B
Molded Case Bkrs	30%			2018	\$129,700	5	\$3,400	B
Wiring								
Busway	20%			2024	\$97,200	1		B
Thermoplastic	55%			2029	* *	1		B
Thermoplastic	25%			2019	\$121,500	1		B
Motor Controllers								
Locally Mounted	20%			2024	\$162,900	5	\$600	B
Motor Control Center	80%			2024	\$651,500	5	\$9,300	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected With Main Water Pipe.</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2024	\$11,500	1	\$131,000	B
Generators								
Diesel	100%			2022	\$78,000	1	\$164,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 350 KW</i>								
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$94,900	B
Fuel Storage								
Day Tank	20%			2018	\$6,100	5	\$15,800	B
Main Tank	80%			2022	\$40,900	5	\$10,000	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	35%			2019	\$769,200	10	\$136,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	48%			2019	\$1,054,900	10	\$187,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2024	\$329,700	10	\$58,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And Compact</i>								
HID	2%			2019	\$30,900	10	\$300	B

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

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

**Lighting**

Egress Lighting								
Exit, Service	50%			2019	\$30,700	1		B
Exit, Battery	50%			2019	\$153,600	10	\$14,400	B

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

**Heating**

Energy Source								
Utility Steam	100%			2029	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$262,000	5	\$25,300	B

Distribution								
Hot Wtr Piping/Pump	20%			2027	**	4	\$4,200	B
Steam Piping/Pump	80%	0-2	\$235,900	2029	**	4	\$16,800	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 14th Fl. Mechanical Room</i>								

Terminal Devices								
Air Handler	70%			2019	\$1,594,300	1	\$184,300	B
Convactor/Radiator	30%			2024	\$1,196,900	1	\$41,200	B

**Air Conditioning**

Energy Source								
Utility Steam	100%			2029	**	1		B

Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2028	**	1	\$460,700	B

Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$206,400	2029	**	4	\$21,000	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 14th Fl. Mech. Room</i>								

Terminal Devices								
Air Handler/Cool/Ht	100%			2019	\$1,794,200	1	\$263,200	B

Heat Rejection								
Remote Air Cond	10%			2019	\$252,300	2	\$29,600	B
Water Cool Tower	90%			2017	\$1,091,200	2	\$385,600	B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$237,400	B

Exhaust Fans								
Interior	90%			2024	\$420,200	2	\$11,700	B
Roof	10%			2019	\$33,600	2	\$1,300	B

**Plumbing**

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$1,261,500	1		B
Water Heater								
Gas Fired	100%			2016	\$98,300	2	\$6,200	B
HW Heat Exchanger								
Low Temp	100%			2029	* *	4	\$63,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$29,500	LIFE	* *	1		B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : From The Roof To 14th Fl Cafeteria Ceiling</i>								
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$2,500	B
Sewage Ejector(s)								
Compressed Air	100%			2029	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) B-13, (3) I-6, (1) B-14</i>								
<i>Explanation : 8 Units</i>								

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC  
**Address** : 34 SPRING STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0007.020 / 101 **Yr Built/Renovated** : 1915 / 1972  
**Area Sq Ft** : 17,127 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Mar-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 480 **Lot** : 21 **BIN** : 1007180

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$622,600	\$523,500
Interior Architecture		\$754,700	\$67,800
Electrical		\$184,700	
Mechanical			\$748,000
<b>Total</b>		<b>\$1,562,100</b>	<b>\$1,339,300</b>
Priority A		\$622,600	\$523,500
Priority B		\$184,700	\$748,000
Priority C		\$754,700	\$67,800
<b>Total</b>		<b>\$1,562,100</b>	<b>\$1,339,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$16,300			\$31,200
Interior Architecture	\$1,400	\$2,700	\$2,300	\$18,700
Electrical	\$1,000	\$11,100	\$21,800	\$68,900
Mechanical	\$28,700	\$6,100	\$8,700	\$38,900
<b>Total</b>	<b>\$47,400</b>	<b>\$19,800</b>	<b>\$32,800</b>	<b>\$157,800</b>
Priority A	\$16,300			\$31,200
Priority B	\$30,400	\$19,800	\$30,500	\$107,900
Priority C	\$700		\$2,300	\$18,700
<b>Total</b>	<b>\$47,400</b>	<b>\$19,800</b>	<b>\$32,800</b>	<b>\$157,800</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	Now	\$8,400	LIFE	**	5	\$23,300	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Copper/Terne	5%			2039	**	10	\$7,000	A	
Masonry: Brick	60%	Now	\$107,200	LIFE	**	5	\$35,800	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : East Facade									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : East Facade									
Masonry: Granite	5%			LIFE	**	5	\$2,200	A	
Stucco Cement	25%			2024	\$429,000	5	\$37,300	A	
Windows									
Aluminum	100%			2035	**	5	\$3,800	A	
Parapets									
Cast Stone/Terra Cotta	5%	Now	\$5,800	LIFE	**	5	\$3,500	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Masonry: Brick	70%	Now	\$367,600	LIFE	**	5	\$6,400	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 25%									
Location : East Facade,South Facade,West Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : East Facade,South Facade,West Facade									
Spalling, Extent : Severe, Area Affected : 50%									
Location : East Facade,South Facade,West Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : East Facade,West Facade,South Facade									
Stucco Cement	25%			2024	\$58,700	5	\$5,900	A	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**  
**Asset # : 101**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	85%	Now	\$147,800	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Copper/Terne	8%			2034	**	10	\$7,700	A
Metal Panel	5%	Now	\$2,100	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Medical Records</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Medical Records</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Medical Records</i>								
<i>Explanation : Roof Is Covered With Tar</i>								
Skylight, Metal/Glass	2%			2029	**	10	\$2,600	A
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$29,300	C
Ceramic Tile	5%			2028	**	5	\$2,700	C
Sheet Vinyl/Rubber	45%			2019	\$709,500	5	\$36,100	C
Vinyl Tile	15%			2024	\$67,800	3	\$3,000	C
Vinyl Tile	10%			2016	\$45,200	3	\$2,700	C
Interior Walls								
Glass Block	5%			LIFE	**			C
Masonry: Brick	25%			LIFE	**			C
Plaster	70%			LIFE	**	5	\$8,100	C
Ceilings								
AcousTileSusp.Lay-In	10%			2032	**	5	\$5,400	B
Exposed Struc: Steel	5%			LIFE	**			B
Masonry: Infill Arch	25%			LIFE	**			B
Plaster	55%			LIFE	**	5	\$18,400	B
Plaster	5%	Now	\$700	LIFE	**	5	\$1,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**GOUVERNEUR HEALTHCARE SERVICES JUDSON HC - CLINIC**  
**Asset # : 101**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2019	\$1,700	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Rating Available									
Raceway									
	Conduit	90%			2019	\$9,100	1		B
	Conduit	10%			2029	* *	1		B
Panelboards									
	Molded Case Bkrs	10%			2027	* *	5		B
	Molded Case Bkrs	90%			2018	\$21,600	5	\$400	B
Wiring									
	Thermoplastic	90%			2019	\$8,500	1		B
	Thermoplastic	10%			2029	* *	1		B
Motor Controllers									
	Locally Mounted	100%			2017	\$11,000	5	\$100	B
Ground									
Grounding Devices									
	Generic	100%	2-4	\$1,000	LIFE	* *	5	\$300	B
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									
Explanation : Corroded And Connected With Main Water Pipe									
Lighting									
Interior Lighting									
	Fluorescent	60%			2019	\$110,800	10	\$19,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-12 Lamps									
	Fluorescent	40%			2019	\$73,900	10	\$13,100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
Egress Lighting									
	Exit, Service	50%			2019	\$2,600	1		B
	Exit, Battery	50%			2019	\$12,900	10	\$1,200	B

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2029	* *	5	\$11,100	B
	Conversion Equipment								
	Steam Boiler	100%			2024	\$172,800	1	\$35,400	B
	Distribution								
	Steam Piping/Pump	100%			2029	* *	4	\$2,600	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Terminal Devices								
Convector/Radiator	100%			2024	\$335,300	1	\$11,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2027	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2020	\$91,400	2	\$400	B
Ext Pkg Unit - Cooling	60%			2027	* *	2	\$1,300	B
Window/Wall Unit	20%			2016	\$14,600	1		B
Heat Rejection								
Remote Air Cond	20%			2024	\$42,400	2	\$5,000	B
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,000	B
Exhaust Fans								
Roof	100%			2019	\$28,200	2	\$1,100	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$106,000	1		B
Water Heater								
Gas Fired	100%			2016	\$8,300	2	\$500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : HARLEM HOSPITAL KOUNTZ PAVILION  
**Address** : 15 WEST 136 STREET @FIFTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.020 / 103 **Yr Built/Renovated** : 1956 / 2007  
**Area Sq Ft** : 149,729 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 21-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,7,8,9  
**Block** : 1734 **Lot** : 1 **BIN** : 1082169

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,100,700	\$140,800
Interior Architecture	\$45,600	\$862,100
Electrical	\$681,300	\$2,282,500
Mechanical	\$1,416,000	\$1,007,900
<b>Total</b>	<b>\$3,243,700</b>	<b>\$4,293,300</b>
Priority A	\$1,100,700	\$140,800
Priority B	\$2,143,000	\$3,327,100
Priority C		\$825,400
<b>Total</b>	<b>\$3,243,700</b>	<b>\$4,293,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$87,900			
Interior Architecture	\$176,300	\$5,800		\$11,500
Electrical	\$85,800	\$14,000	\$19,100	\$30,100
Mechanical	\$80,300	\$61,700	\$38,600	\$62,400
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$465,800</b>	<b>\$117,000</b>	<b>\$93,200</b>	<b>\$139,600</b>
Priority A	\$87,900			
Priority B	\$262,100	\$111,200	\$93,200	\$128,000
Priority C	\$115,700	\$5,800		\$11,500
<b>Total</b>	<b>\$465,800</b>	<b>\$117,000</b>	<b>\$93,200</b>	<b>\$139,600</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$24,500	LIFE	* *	5	\$8,200	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	78%			LIFE	* *	5	\$63,900	A
Masonry: Limestone	5%	4+	\$44,400	LIFE	* *	5	\$3,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Masonry: Marble	2%			LIFE	* *	5	\$1,200	A
Metal Panel	5%	Now	\$29,200	2051	* *	5	\$7,700	A
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Entrance Sidewalk Roof Fascia.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entrance Roof Canopy.								
Explanation : Main Entrance Roof Cantilever Is Completely Missing Fascia And Under Carraige Structure Is Severly Rusted.								
Windows								
Metal/Detention Type	50%	Now	\$216,500	2031	* *	5	\$20,000	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : Ninth Floor								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Ninth Floor								
Steel	50%	Now	\$569,800	2046	* *	5	\$68,700	A
Air Infiltration, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Windows Are Made Of Galvanized Steel.								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	20%	Now	\$12,600	LIFE	* *	5	\$2,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Lower Wing Over Service Area							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout.							
	Explanation : All Parapet Walls With Metal Capping, All Metal Capping Is Rusted.							
Masonry: Brick	30%			LIFE	* *	5	\$3,300	A
Metal: Cage/Fence	50%	4+	\$21,600	2026	* *	5	\$17,700	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Built-Up (BUR)	40%	0-2	\$108,000	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location : Over Ninth Floor & Penthouse.							
	Patching Evident, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Built-Up (BUR)	60%	Now	\$162,000	2031	* *			A
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Over 9th Floor.							
	Patching Evident, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : Adjacent To Parpet Walls.							

**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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	12%	Now	\$4,600	LIFE	* *	5	\$48,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	8%	Now	\$28,300	2030	* *	5	\$7,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Bathrooms							
Terrazzo	5%	Now	\$21,200	LIFE	* *	5	\$7,200	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	25%			2026	* *	3	\$17,300	C
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : The 5th Floor.							
	Explanation : Some 9x9's Still Left Spread Throughout.							
Vinyl Tile	50%	Now	\$15,500	2021	\$777,000	3	\$34,500	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,600	LIFE	* *			C
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 50%								
Location : Throughout Basement								
Ceramic Tile	20%	Now	\$18,600	2030	* *	5	\$3,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Bathrooms								
Concrete Masonry Unit	5%	Now	\$7,500	LIFE	* *	5	\$700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%	Now	\$700	LIFE	* *	5	\$2,000	C
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			C
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : Throughout Penthoust & Basement.								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Basement.								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement & Penthouse.								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout Basement.								
Explanation : Patching Evident.								
Plaster	45%	Now	\$6,100	LIFE	* *	5	\$4,600	C
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	10%	Now	\$2,600	LIFE	* *			C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$7,400	2026	* *	5	\$11,500	B
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout 1st & 2nd floors.								
AcousTileSusp.Lay-In	40%	Now	\$29,500	2026	* *	5	\$36,700	B
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Concrete	10%	4+	\$11,700	LIFE	* *	5	\$2,900	B
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 100%								
Location : Throughout.								
Metal Panel	15%	Now	\$45,600	LIFE	* *	5	\$34,400	B
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout								
Plaster	25%	Now	\$12,000	LIFE	* *	5	\$28,700	B
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2021	\$32,500	5	\$3,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2000 Amp Main Disconnect Switch								
Transformers								
Dry Type	100%			2019	\$14,800	5	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Within The Space								
Explanation : One 150 Kva In Line								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$95,100	5	\$3,900	B
Raceway								
Conduit	95%			2021	\$106,000	1		B
Conduit	5%			2047	* *	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$6,000	5	\$200	B
Molded Case Bkrs	95%			2043	* *	5	\$3,700	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$77,500	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	* *	1		B
Thermoplastic	30%			2021	\$38,800	1		B
<b>Motor Controllers</b>								
Locally Mounted	10%	2-4	\$18,700	2041	* *	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Locally Mounted	10%			2019	\$18,700	5	\$100	B
Motor Control Center	50%			2019	\$93,300	5	\$2,000	B
Motor Control Center	10%	2-4	\$18,700	2041	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Penthouse</i>								
Motor Control Center	20%			2038	* *	5	\$800	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Under Construction	100%							D
<b>Generators</b>								
Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Other Building For Life Safety Means.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2016	\$381,200	10	\$67,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout excluding M, 2, 7 and 8 floors</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	38%			2029	* *	10	\$42,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : M, 2, 7 And 8 Floors</i>								
<i>Explanation : T-8 Type Fixtures Have Been Upgraded</i>								
Incandescent	2%			2016	\$12,700	2	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	45%			2016	\$8,000	1		B
Emergency, Battery	5%			2021	\$2,200	10	\$1,500	B
Exit, Service	50%			2016	\$8,900	1		B
<b>Exterior Lighting</b>								
HID	100%			2021	\$54,300	10	\$500	B

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

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

**Alarm**

## Security System

Generic

100%

2021

\$449,500

1

\$55,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : At Exits And Corridor**Explanation : At Exits And Corridor*

## Fire/Smoke Detection

Generic

100%

2021

\$1,538,800

1-3

\$92,300

B

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

**Heating**

## Energy Source

Campus Steam

100%

2031

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Martin Luther King Building**Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gal Tanks For # 2*

## Conversion Equipment

Heat Exchanger

20%

2017

\$5,200

1

\$12,200

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Basement**Explanation : Serves Reheat System / Not In Service At This Time Due To Leaks On Reheat Piping.*Pres. Reducing Valve/LP  
Steam

80%

2024

\$60,600

5

\$5,800

B

**Distribution**

Hot Wtr Piping/Pump

20%

Now

\$122,700

2046

\* \*

4

\$1,200

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Entire Reheat System**Other Observation, Extent : Severe, Area Affected : 100%**Location : Entire Reheat System**Explanation : Reheat System Is Shut Down Due To A High Number Of Leaks*

Steam Piping/Pump

80%

Now

\$68,200

2031

\* \*

4

\$4,900

B

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Basement***Terminal Devices**

Air Handler

50%

2016

\$329,200

1

\$38,100

B

*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Sub-basement**Explanation : 4 New Air Handling Units Being Installed In Various Stages Of Construction*

Convactor/Radiator

50%

Now

\$346,000

2026

\* \*

1

\$17,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Steam Radiation System**Explanation : Manual Temperature Control By Opening And Closing Main Steam Valve To System***Air Conditioning**

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Campus Steam	90%			2041	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mlk Building							
	Explanation : Provided From Martin Luther King Building							
Electricity	10%			2029	* *	1		B
Conversion Equipment								
Absorption	90%			2034	* *	1	\$119,900	B
Chiller/Steam/HW								
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Penthouse / 2 Chillers							
Window/Wall Unit	10%			2016	\$25,100	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$11,900	2021	\$596,800	4	\$6,100	B
	Leak Evident, Extent : Moderate, Area Affected : 2%							
	Location : Penthouse							
Terminal Devices								
Air Handler/Cool/Ht	80%			2016	\$414,900	1	\$60,900	B
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Sub-basement							
	Explanation : 4 New Air Handling Units In Various Stages Of Construction							
No Component	20%							D
Heat Rejection								
Water Cool Tower	100%			2025	\$350,500	2	\$123,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,600	B
Exhaust Fans								
Interior	100%			2016	\$135,000	2	\$3,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2047	* *	4	\$12,200	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : Instantaneous Steam Driven / No Storage Tank / Copper Silver System In Service							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Compressed Air	100%			2021	\$28,300	4	\$2,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Duplex							
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$7,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Multiple Units							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) C, C M, 1, M, 2 To 9, Penthouse				(2) 1 To Penthouse			
		Explanation : Four Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$62,000	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2041	* *	1-2	\$3,500	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : HARLEM HOSPITAL MARTIN LUTHER KING, JR PAVILION  
**Address** : 506 LENOX AVENUE @W. 136 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.010 / 102 **Yr Built/Renovated** : 1969 / 2002  
**Area Sq Ft** : 726,982 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1733 **Lot** : 1 **BIN** : 1053899

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,085,100	\$621,000
Interior Architecture	\$2,748,200	\$867,400
Electrical	\$3,591,400	\$12,974,500
Mechanical	\$12,913,200	\$3,908,100
<b>Total</b>	<b>\$20,338,000</b>	<b>\$18,371,000</b>
Priority A	\$1,085,100	\$621,000
Priority B	\$17,086,200	\$17,484,500
Priority C	\$2,166,600	\$265,500
<b>Total</b>	<b>\$20,338,000</b>	<b>\$18,371,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$46,600			
Interior Architecture	\$41,100	\$22,400		\$106,200
Electrical	\$161,300	\$118,400	\$132,000	\$150,000
Mechanical	\$558,100	\$183,800	\$288,700	\$201,300
Elevators/Escalators	\$177,700	\$177,700	\$177,700	\$177,700
<b>Total</b>	<b>\$984,800</b>	<b>\$502,200</b>	<b>\$598,300</b>	<b>\$635,100</b>
Priority A	\$46,600			
Priority B	\$897,100	\$479,800	\$598,300	\$528,900
Priority C	\$41,100	\$22,400		\$106,200
<b>Total</b>	<b>\$984,800</b>	<b>\$502,200</b>	<b>\$598,300</b>	<b>\$635,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$569,400	LIFE	* *	5	\$380,400	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	2%	4+	\$21,400	LIFE	* *	5	\$6,700	A
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Adjacent To Emergency Entrance.							
Marble Panels	10%	Now	\$195,900	LIFE	* *	5	\$33,600	A
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Window Wall	3%			2041	* *	5	\$50,300	A
Windows								
Aluminum	100%			2037	* *	5	\$112,400	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout.							
Parapets								
Masonry: Marble	25%			LIFE	* *	5	\$8,800	A
Metal Rail	60%			2034	* *	5-10	\$303,800	A
Not Accessible	15%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : 3rd Floor Roof Area.							
	Explanation : 3rd Floor Walk Out Roof Under Construction.							
Roof								
Modified Bitumen	95%			2026	* *	10	\$144,300	A
Paver: Asphalt	5%			2030	* *	10	\$11,400	A

## Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	5%			2020	\$566,400	3	\$67,100	C
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Various Office Locations Throughout.							
	Cast in Place Concrete	10%	Now	\$553,800	LIFE	**	5	\$195,600	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Basement & Sub-basement Areas.							
	Ceramic Tile	5%	Now	\$172,000	2030	**	5	\$22,400	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Quarry Tile	5%			2034	**	5	\$67,100	C
	Terrazzo	10%	Now	\$82,500	LIFE	**	5	\$69,900	C
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	55%	Now	\$415,000	2026	**	3	\$184,500	C
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	10%	Now	\$150,900	2016	\$754,500	3	\$33,500	C
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : 9 X 9 Tiles							
Interior Walls									
	Ceramic Tile	5%	Now	\$11,300	2030	**	5	\$4,100	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Concrete Masonry Unit	5%	4+	\$3,600	LIFE	**	5	\$3,300	C
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Female Locker Room, Basement							
	Glass: Single Pane	3%			LIFE	**	5	\$3,700	C
	Gypsum Board	15%			LIFE	**	5	\$14,800	C
	Marble Panels	2%			LIFE	**			C
	Plaster	40%	Now	\$26,200	LIFE	**	5	\$19,700	C
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Basement, Throughout.							
	SGFT/Glazed Masonry	30%	4+	\$37,900	LIFE	**			C
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	30%	Now	\$214,700	2026	**	5	\$167,200	B
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$125,300	2034	**	5	\$156,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	4+	\$56,900	LIFE	**	5	\$13,900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement.</i>								
Metal Panel	25%	Now	\$184,700	LIFE	**	5	\$278,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2021	\$129,900	5	\$3,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4 (6000 Amp.) Service Disconnect Switch.</i>								

## Transformers

Dry Type	50%			2019	\$7,400	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 5106 a</i>								
<i>Explanation : Serve X. Ray Equipment.</i>								

Dry Type	50%			2026	**	5	\$1,300	B
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## Switchgear / Switchboard

Fused Disc Sw	100%			2021	\$412,100	5	\$3,100	B
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## Raceway

Conduit	85%			2021	\$486,800	1		B
Conduit	15%			2031	**	1		B

## Panelboards

Fused Disc Sw	5%			2029	**	5	\$800	B
Fused Disc Sw	15%			2020	\$86,500	5	\$2,500	B
Molded Case Bkrs	70%			2020	\$403,500	5	\$13,400	B
Molded Case Bkrs	10%			2029	**	5	\$1,900	B

## Wiring

Braided Cloth	65%	2-4	\$421,100	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	25%			2021	\$162,000	1		B
Thermoplastic	10%			2031	**	1		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2019	\$108,600	5	\$500	B
Locally Mounted	10%			2026	* *	5	\$500	B
Motor Control Center	60%			2019	\$651,500	5	\$11,900	B
Motor Control Center	20%			2026	* *	5	\$4,000	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,700	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2019	\$11,500	1	\$223,700	B
Generators								
Diesel	100%			2017	\$78,000	1	\$281,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 ( 350 Kw )</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$26,900	B
Fuel Storage								
Day Tank	50%			2020	\$21,500	5	\$55,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 (60 Gallons)</i>								
<i>1 (40 Gallons)</i>								
Main Tank	50%			2024	\$35,900	5	\$8,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room (basement)</i>								
<i>Explanation : 1 ( 20,000 Gallons)</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	63%			2016	\$1,943,500	10	\$345,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-12 Lamps.</i>								
Fluorescent	35%			2021	\$1,079,700	10	\$191,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8 Lamps.</i>								
HID	2%			2016	\$43,400	10	\$400	B
Egress Lighting								
Emergency, Battery	5%			2021	\$10,800	10	\$7,200	B
Exit, Service	65%			2021	\$56,000	1		B
Exit, Service	30%			2021	\$25,900	1		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting Fluorescent	5%			2016	\$18,800	10	\$3,300	B
Other Observation, Extent : Moderate, Area Affected : 5% Location : Ambulance Entrance And Main Entrance Canopy Explanation : Mostly T-12 Lamps.								
HID	95%			2021	\$250,700	10	\$2,100	B
<b>Alarm</b>								
Security System Generic	100%			2021	\$2,182,500	1	\$271,500	B
Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Fixed , Dome And P T Z (pan Tilt Zoom) Cameras								
Fire/Smoke Detection Generic	100%			2021	\$7,471,400	1-3	\$448,000	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		B
Other Observation, Extent : Light, Area Affected : 100% Location : Vault Explanation : 4 - 20,000 Tanks For #2								
Conversion Equipment Heat Exchanger	20%			2024	\$25,300	1	\$59,100	B
Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : Serves Reheat System And Some Radiation								
Steam Boiler	80%			2019	\$2,309,000	1	\$473,400	B
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 3 Units								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%	Now	\$476,500	2029	* *	4	\$11,800	B
Corroded, Extent : Moderate, Area Affected : 60% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 20% Location : Various								
Steam Piping/Pump	60%	Now	\$993,500	2031	* *	4	\$17,700	B
Corroded, Extent : Moderate, Area Affected : 100% Location : Throughout Leak Evident, Extent : Moderate, Area Affected : 100% Location : Various								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler	40%			2016	\$1,278,700	1	\$147,800	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Convector/Radiator	40%			2026	* *	1	\$77,200	B
	Fan Coil Unit/Heat	20%	Now	\$177,600	2016	\$1,775,500	1	\$34,700	B
		Leak Evident, Extent : Moderate, Area Affected : 40%							
		Location : Fan Coils Leaking							
Air Conditioning									
	Energy Source								
	Under Construction	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Chiller Room							
		Explanation : Existing Chillers Have Been Removed And Construction Underway In The Area							
Conversion Equipment									
	Ext Pkg Unit - Cooling	20%			2021	\$547,300	2	\$7,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Split Units							
	Under Construction	80%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Chiller Room							
		Explanation : Existing Chillers Have Been Removed And Construction Underway In The Area							
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$869,300	2021	\$2,897,700	4	\$29,500	B
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2016	\$2,518,400	1	\$369,500	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Heat Rejection									
	Air Condenser Unit	20%			2021	\$236,900	2	\$83,200	B
	Water Cool Tower	80%	Now	\$408,400	2016	\$1,361,500	2	\$384,900	B
		Damaged, Extent : Moderate, Area Affected : 50%							
		Location : Broken And Missing Baffles							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,200	B
Exhaust Fans									
	Interior	100%	Now	\$65,500	2016	\$655,400	2	\$14,600	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Main Boiler Room Makeup Air Fan							
Plumbing									

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$354,100	2031	* *	1		B
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves At Various Locations</i>								
HW Heat Exchanger Low Temp	100%			2047	* *	4	\$59,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
<i>Explanation : 2 New Steam Driven Instantaneous Heaters With No Storage</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%	Now	\$11,000	2031	* *	4	\$1,600	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Sump Pumps Not Working</i>								
Sewage Ejector(s) Compressed Air	100%			2021	\$28,300	4	\$2,500	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Room</i>								
Backflow Preventer Generic	100%			2026	* *	1	\$36,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Fire And Domestic</i>								
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (10) B-18 (1) B-2</i>								
<i>Explanation : Ten Units.</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2041	* *	1-5	\$301,300	B
Sprinkler Generic	100%			2041	* *	1-2	\$167,400	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : HARLEM HOSPITAL OLD NURSES RESIDENCE  
**Address** : 27 WEST 136 STREET @LENOX-FIFTH AVES.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.060 / 124 **Yr Built/Renovated** : 1925 /  
**Area Sq Ft** : 24,275 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 22-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors B1,2,3,4,5  
**Block** : 1734 **Lot** : 1 **BIN** : 1082171

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,295,100	\$175,900
Interior Architecture	\$453,500	\$85,800
Electrical	\$183,000	\$413,800
Mechanical	\$339,000	\$265,400
<b>Total</b>	<b>\$2,270,500</b>	<b>\$940,900</b>
Priority A	\$1,295,100	\$175,900
Priority B	\$609,500	\$679,200
Priority C	\$365,900	\$85,800
<b>Total</b>	<b>\$2,270,500</b>	<b>\$940,900</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,600			
Interior Architecture	\$76,100			\$4,000
Electrical	\$53,100	\$2,300	\$2,700	\$2,300
Mechanical	\$36,900	\$1,900	\$1,400	\$1,400
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$186,600</b>	<b>\$9,100</b>	<b>\$9,000</b>	<b>\$12,700</b>
Priority A	\$15,600			
Priority B	\$120,600	\$9,100	\$9,000	\$8,600
Priority C	\$50,400			\$4,000
<b>Total</b>	<b>\$186,600</b>	<b>\$9,100</b>	<b>\$9,000</b>	<b>\$12,700</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**HARLEM HOSPITAL OLD NURSES RESIDENCE**  
**Asset # : 124**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	8%	Now	\$345,400	LIFE	* *	5	\$48,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Copper/Terne	7%	Now	\$50,900	2041	* *			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	85%	Now	\$391,100	LIFE	* *	5	\$65,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : South Facade								
Windows								
Wood	100%	Now	\$348,400	2046	* *	5	\$62,500	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$15,600	LIFE	* *	5	\$4,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	90%	Now	\$64,000	LIFE	* *	5	\$5,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Rolled Asphalt Covers Inside Face Of Parapet Walls.								

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

**Asset # : 124**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$35,300	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations.							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : Various.							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$59,900	2051	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Skylight Adjacent To Stair Bulkhead.							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Adjacent To Stair Bulkhead.							
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$18,700	LIFE	* *	5	\$13,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$23,200	2030	* *	5	\$1,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Bathrooms							
Vinyl Tile	80%	Now	\$271,100	2031	* *	3	\$12,000	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$8,600	2024	\$85,800	5	\$1,600	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 80%							
	Location : Various Locations Throughout Toilet Rooms.							
Plaster	95%	Now	\$94,800	LIFE	* *	5	\$17,900	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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# HEALTH AND HOSPITALS CORP. - 819

## HARLEM HOSPITAL OLD NURSES RESIDENCE

**Asset # : 124**

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

### Interior

#### Ceilings

AcousTileSusp.Lay-In	15%	Now	\$48,400	2041	* *	5	\$3,000	B
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*Broken/Missing Elements, Extent : Severe, Area Affected : 35%*  
*Location : Fourth Floor*

Exposed Concrete	10%	Now	\$25,600	LIFE	* *	5	\$600	B
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*Spalling, Extent : Moderate, Area Affected : 80%*  
*Location : 5th Floor*  
*Staining/Discoloring, Extent : Moderate, Area Affected : 15%*  
*Location : Various Locations 5th Floor.*

Plaster	75%	Now	\$39,200	LIFE	* *	5	\$18,800	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

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

### Under 600 Volts

#### Raceway

Conduit	100%			2021	\$43,400	1		B
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#### Panelboards

Molded Case Bkrs	100%			2020	\$48,000	5	\$600	B
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#### Wiring

Braided Cloth	80%	2-4	\$35,700	2046	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

Thermoplastic	20%			2021	\$8,900	1		B
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#### Motor Controllers

Locally Mounted	80%			2019	\$35,300	5	\$100	B
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Locally Mounted	20%	2-4	\$8,800	2041	* *	5		B
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*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Mech. Room*

### Ground

#### Grounding Devices

Generic	100%			LIFE	* *	5	\$400	B
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### Lighting

#### Interior Lighting

Fluorescent	95%			2016	\$112,000	10	\$23,400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-12 Lamps*

Incandescent	5%			2016	\$5,900	2		B
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#### Egress Lighting

Emergency, Service	50%			2016	\$1,900	1		B
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Exit, Service	50%			2016	\$1,900	1		B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

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

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

# HEALTH AND HOSPITALS CORP. - 819

## HARLEM HOSPITAL OLD NURSES RESIDENCE

**Asset # : 124**

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

### Lighting

Exterior Lighting  
HID

100%

2016

\$8,800

10

\$100

B

### Alarm

Security System  
Generic

100%

2021

\$72,900

1

\$9,100

B

*Other Observation, Extent : Light, Area Affected : 20%*

*Location : First Floor (hospital Police Headquarters)*

*Explanation : Fixed Cameras*

Fire/Smoke Detection  
Generic

100%

2021

\$249,500

1-3

\$15,000

B

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

### Heating

Energy Source  
Campus Steam

100%

2031

\* \*

1

B

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

*Location : Throughout*

*Explanation : Provided From Adjacent Building*

Conversion Equipment  
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Basement*

*Explanation : Area Locked And Under Construction*

D

### Distribution

Steam Piping/Pump

100%

Now

\$37,200

2021

\$185,900

4

\$1,300

B

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

*Location : Throughout*

### Terminal Devices

Convactor/Radiator

100%

Now

\$50,300

2019

\$251,500

1

\$7,800

B

*Leak Evident, Extent : Moderate, Area Affected : 100%*

*Location : Various Locations*

### Air Conditioning

Energy Source  
Electricity

100%

2029

\* \*

1

B

### Conversion Equipment

Window/Wall Unit

60%

2016

\$32,800

1

B

No Component

40%

D

### Plumbing

H/C Water Piping  
Brass/Copper

100%

2021

\$79,500

1

B

HW Heat Exchanger  
Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Basement*

*Explanation : Area Locked And Under Construction*

D

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

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

**Asset # : 124**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Area Locked And Under Construction							
	Backflow Preventer								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Area Locked And Under Construction							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$13,500	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : HARLEM HOSPITAL RON BROWN AMBULATORY CARE BLDG  
**Address** : 16 WEST 137 STREET @LENOX-FIFTH AVES.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.070 / 4366 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 121,912 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1734 **Lot** : 1 **BIN** : 1082173

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$85,200	\$244,300
Interior Architecture	\$98,100	\$265,500
Electrical		\$863,500
Mechanical		\$468,300
<b>Total</b>	<b>\$183,300</b>	<b>\$1,841,600</b>
Priority A	\$85,200	\$244,300
Priority B	\$47,600	\$1,391,100
Priority C	\$50,500	\$206,200
<b>Total</b>	<b>\$183,300</b>	<b>\$1,841,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$28,700	\$5,200		
Interior Architecture	\$14,100	\$11,400		
Electrical	\$27,200	\$8,500	\$8,500	\$15,700
Mechanical	\$76,000	\$52,000	\$70,300	\$37,700
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$165,700</b>	<b>\$96,800</b>	<b>\$98,600</b>	<b>\$73,100</b>
Priority A	\$28,700	\$5,200		
Priority B	\$123,000	\$80,200	\$98,600	\$73,100
Priority C	\$14,100	\$11,400		
<b>Total</b>	<b>\$165,700</b>	<b>\$96,800</b>	<b>\$98,600</b>	<b>\$73,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	* *	5	\$77,900	A	
Metal Panel	20%			2041	* *	5-10	\$178,600	A	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Penthouse Wall Capping								
Stucco Cement	5%	Now	\$3,700	2034	* *	5	\$8,100	A	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : From The Underside Of The Curved Pediment.								
	Explanation : Stucco Delaminated And Missing								
Window Wall	15%			2047	* *	5	\$73,100	A	
Windows									
Aluminum	100%			2037	* *	5	\$10,300	A	
Parapets									
Masonry: Brick	65%			LIFE	* *	5	\$5,000	A	
Metal Panel	5%			2041	* *	5	\$1,500	A	
Stucco Cement	30%	2-4	\$3,000	2034	* *	5	\$3,000	A	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Parapet At 4th Floor Roof.								
Roof									
Modified Bitumen	100%	2-4	\$21,200	2026	* *			A	
	Drains Clogged, Extent : Light, Area Affected : 2%								
	Location : 1 Drain Screen At Penthouse Roof Level.								
	Ponding, Extent : Light, Area Affected : 2%								
	Location : Penthouse Roof.								
Interior									
Floors									
Cast in Place Concrete	15%	2-4	\$14,100	LIFE	* *	5	\$59,900	C	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout.								
Ceramic Tile	5%			2030	* *	5	\$9,100	C	
Terrazzo	30%	2-4	\$50,500	LIFE	* *	5	\$42,800	C	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Stair Treads.								
	Explanation : Minor Surface Cracking.								
Vinyl Tile	50%			2026	* *	3	\$34,200	C	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$20,700	C	
Glass: Single Pane	2%			LIFE	**	5	\$5,200	C	
Gypsum Board	50%			LIFE	**	5	\$103,600	C	
Metal Panel	5%			LIFE	**			C	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Penthouse Interior.									
Explanation : Referring To Spray Insulated Wall.									
SGFT/Glazed Masonry	28%			LIFE	**			C	
Other Observation, Extent : Light, Area Affected : 2%									
Location : Main Corridors.									
Explanation : Minor Surface Cracking Beginning.									
Ceilings									
AcousTileSusp.Lay-In	65%	Now	\$47,600	2034	**	5	\$59,300	B	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Main Corridors.									
Exposed Struc: Steel	20%			LIFE	**			B	
Gypsum Board	15%			LIFE	**	5	\$34,200	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1200 Amp,One 1600 Amp And One 2000 Amp Main Disconnect Switch								
Transformers								
Dry Type	100%			2026	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 150 Kva And 225 Kva								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	* *	5	\$3,200	B
Raceway								
Conduit	100%			2031	* *	1		B
Panelboards								
Fused Disc Sw	10%			2029	* *	5	\$300	B
Molded Case Bkrs	90%			2029	* *	5	\$2,900	B
Wiring								
Thermoplastic	100%			2031	* *	1		B
Motor Controllers								
Locally Mounted	5%			2026	* *	5		B
Locally Mounted	5%			2038	* *	5		B
Motor Control Center	90%			2026	* *	5	\$3,000	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$37,500	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 50 Hp. Fire Pump Automatic Transfer Switch Was Not In Line.</i>								
Generators								
Diesel	100%			2024	\$78,000	1	\$47,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 300 Kw / 375 Kva</i>								
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$27,200	B
Fuel Storage								
Day Tank	50%			2029	* *	5	\$11,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 60 Gallons</i>								
Main Tank	50%			2036	* *	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 1000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2021	\$629,400	10	\$111,800	B
Egress Lighting								
Emergency, Service	50%			2021	\$8,800	1		B
Exit, Service	50%			2021	\$8,800	1		B
Exterior Lighting								
HID	100%			2021	\$44,200	10	\$400	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Heat Exchanger	50%			2030	**	1	\$30,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Heat Exchanger Serves Perimeter Heating And Hot Water Coils							
	Pres. Reducing Valve/LP Steam	50%			2030	**	5	\$3,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Serves Steam Fed Coils And Heat Exchangers							
Distribution									
	Hot Wtr Piping/Pump	50%			2037	**	4	\$4,500	B
	Steam Piping/Pump	50%			2041	**	4	\$4,500	B
Terminal Devices									
	Air Handler	50%			2026	**	1	\$37,700	B
	Convactor/Radiator	40%			2034	**	1	\$15,800	B
	Fan Coil Unit/Heat	10%			2026	**	1	\$3,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2030	**	1	\$118,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : R-22							
	Int Pkg Unit - Cooling	10%			2022	\$155,800	2	\$700	B
Distribution									
	Chilled Wtr Pipe/Pump	100%			2041	**	4	\$9,000	B
Terminal Devices									
	Air Handler/Cool/Ht	90%			2026	**	1	\$67,900	B
	Fan Coil - Cool/Heat	10%			2026	**	1	\$3,900	B
Heat Rejection									
	Air Condenser Unit	10%			2026	**	2	\$8,500	B
	Water Cool Tower	90%			2022	\$312,500	2	\$110,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Cooling Towers							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	B
Exhaust Fans									
	Interior	90%			2026	**	2	\$3,400	B
	Roof	10%			2026	**	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger Low Temp	100%			2041	* *	4	\$18,100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units Each With 250 Gallon Tanks							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s) Electric	100%			2026	* *	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Dulpex Sets							
	Backflow Preventer Generic	100%			2029	* *	1	\$7,500	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) 1-4 (1) B-4 (1) B - Ph							
		Explanation : Five Units							
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$61,500	B
	Sprinkler Generic	100%			2041	* *	1-2	\$34,200	B
	Fire Pump Generic	100%			2030	* *	1	\$22,800	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : HARLEM HOSPITAL WOMEN'S PAVILION  
**Address** : 16 WEST 137 STREET @FIFTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0008.030 / 2599 **Yr Built/Renovated** : 1934 /  
**Area Sq Ft** : 138,165 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,7,8  
**Block** : 1734 **Lot** : 1 **BIN** : 1082173

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$2,316,400	\$191,200
Interior Architecture	\$294,500	\$1,005,500
Electrical	\$2,186,000	\$904,900
Mechanical	\$590,000	\$1,123,300
<b>Total</b>	<b>\$5,387,000</b>	<b>\$3,225,000</b>
Priority A	\$2,316,400	\$191,200
Priority B	\$2,855,500	\$2,116,100
Priority C	\$215,100	\$917,600
<b>Total</b>	<b>\$5,387,000</b>	<b>\$3,225,000</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$13,800
Interior Architecture	\$115,900			\$86,300
Electrical	\$110,300	\$22,500	\$22,500	\$7,400
Mechanical	\$94,200	\$12,900	\$18,400	\$23,700
Elevators/Escalators	\$23,700	\$23,700	\$23,700	
<b>Total</b>	<b>\$344,100</b>	<b>\$59,000</b>	<b>\$64,600</b>	<b>\$131,200</b>
Priority A				
Priority B	\$242,200	\$59,000	\$64,600	\$117,400
Priority C	\$101,900			\$13,800
<b>Total</b>	<b>\$344,100</b>	<b>\$59,000</b>	<b>\$64,600</b>	<b>\$131,200</b>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$593,000	LIFE	* *	5	\$66,000	A
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Corners, Bulkheads								
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, South Facade								
Masonry: Limestone	10%	Now	\$159,100	LIFE	* *	5	\$5,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Windows								
Steel	90%	Now	\$934,700	2046	* *	5	\$112,700	A
Air Infiltration, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Troughout.								
Corrosion/Rusting, Extent : Severe, Area Affected : 90%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Steel	10%	Now	\$103,900	2046	* *	5	\$12,500	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Throughout.								
Explanation : Referring To Steel Window Security Screens.								
Parapets								
Masonry: Brick	85%	Now	\$164,300	LIFE	* *	5	\$9,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	15%	Now	\$35,000	LIFE	* *	5	\$2,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	70%	0-2	\$193,800	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Ridging, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	25%	0-2	\$88,000	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$44,700	2031	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Stairwells.							
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$8,800	LIFE	* *	5	\$37,200	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$16,300	2024	\$163,400	5	\$4,200	C
	Deteriorated Finish, Extent : Severe, Area Affected : 70%							
	Location : Toilet Rooms.							
Raised Access Floor	5%	Now	\$10,400	2030	* *	5	\$15,900	C
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Terrazzo	15%	Now	\$23,500	LIFE	* *	5	\$19,900	C
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 70%							
	Location : Throughout							
	Explanation : Stained From Extensive Water Damage.							
Vinyl Tile	50%	Now	\$14,300	2021	\$717,000	3	\$31,900	C
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	15%	Now	\$10,800	2016	\$215,100	3	\$9,600	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 9 X 9 Tiles							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Masonry: Brick	5%	Now	\$3,000	LIFE	* *			C
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	70%	Now	\$8,700	LIFE	* *	5	\$6,600	C
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
SGFT/Glazed Masonry	25%	Now	\$6,000	LIFE	* *			C
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$40,800	2034	* *	5	\$50,800	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Metal Panel	5%	Now	\$14,000	LIFE	* *	5	\$10,600	B
	Deformed/Dented, Extent : Moderate, Area Affected : 30%							
	Location : 6th Floor Safety Department Wing.							
	Deteriorated Finish, Extent : Severe, Area Affected : 90%							
	Location : 6th Floor Safety Department Wing.							
Plaster	35%	Now	\$38,600	LIFE	* *	5	\$37,100	B
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$32,500	5	\$600	B
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Electrical Room							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 4000 Amps And 1200 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2019	\$14,800	5	\$500	B
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Electrical Room							
Switchgear / Switchboard								
Fused Disc Sw	90%			2021	\$85,600	5	\$500	B
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Electrical Room							
Molded Case Bkrs	10%			2021	\$9,500	5	\$400	B
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Electrical Room							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	100%			2021	\$111,500	1		B
Panelboards									
	Molded Case Bkrs	95%			2020	\$91,300	5	\$3,500	B
		On Extended Life, Extent : Severe, Area Affected : 95%							
		Location : Throughout							
	Molded Case Bkrs	5%			2029	* *	5	\$200	B
Wiring									
	Braided Cloth	70%	2-4	\$90,500	2046	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		On Extended Life, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
	Thermoplastic	20%			2021	\$25,800	1		B
	Thermoplastic	10%			2031	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2026	* *	5	\$100	B
	Locally Mounted	20%	2-4	\$33,900	2041	* *	5	\$100	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Locally Mounted	50%			2019	\$84,800	5	\$500	B
	Motor Control Center	20%			2019	\$33,900	5	\$800	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2019	\$11,500	1	\$42,500	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
Generators									
	Diesel	100%			2017	\$78,000	1	\$53,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Located Outside The Building							
		Explanation : 700 Kw							
Batteries									
	Nickel Cadmium	100%			2016	\$700	5	\$30,800	B
Fuel Storage									
	Day Tank	50%			2020	\$4,100	5	\$10,500	B
	Underground Storage	50%			LIFE	* *	5	\$3,500	B
Lighting									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2021	\$175,900	10	\$31,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Fluorescent	67%			2016	\$392,800	10	\$69,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Incandescent	3%			2016	\$17,600	2	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2016	\$8,200	1		B
Exit, Service	50%			2016	\$8,200	1		B
<b>Exterior Lighting</b>								
HID	100%			2016	\$50,100	10	\$400	B
<b>Alarm</b>								
Security System								
Generic	100%			2021	\$414,800	1	\$51,600	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2016	\$1,420,000	1-3	\$87,700	B
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Onr Building</i>							
	<i>Explanation : Pull Station At All Exits, Horns / Strobe Throughout. No Elevator Recall And Fire Alarm Control Panel Observed.</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2041	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Martin Luther King Building							
	Explanation : Provided From Adjacent Martin Luther King Building / Dual Fuel Gas With 4 20,000 Gallon Tanks For #2							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2017	\$69,900	5	\$6,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$39,300	2021	\$786,800	4	\$5,600	B
	Leak Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Air Handler	20%	0-2	\$121,500	2031	**	1	\$12,600	B
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	80%			2026	**	1	\$29,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Manual Control							
Air Conditioning									
	Energy Source								
	Electricity	100%			2029	**	1		B
	Conversion Equipment								
	Int Pkg Unit - Cooling	10%			2016	\$145,100	2	\$700	B
	Ext Pkg Unit - Cooling	10%			2016	\$52,000	2	\$700	B
	Window/Wall Unit	70%			2016	\$162,200	1		B
	No Component	10%							D
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2	\$29,500	B
	No Component	80%							D
	Heat Rejection								
	Air Condenser Unit	10%			2026	**	2	\$7,900	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$12,700	B
	No Component	80%							D
	Exhaust Fans								
	Interior	10%	Now	\$12,500	2031	**	2	\$300	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Roof	15%	Now	\$13,400	2031	**	2	\$400	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	75%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2021	\$336,500	1		B
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$17,500	2031	**	4	\$11,200	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Old Nurses Building							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Old Nurses Building Boiler Room							
		Explanation : Located In Adjacent Building							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$28,300	2051	* *	4	\$1,600	B
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Unit Inoperable / 1 Unit Malfunctions						
	Backflow Preventer								
	Generic	100%			2021	\$10,900	1	\$7,000	B
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Water Service						
			Explanation : Located Away From Water Entry Point						
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (2) B-8 (1) B-7						
			Explanation : Three Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$57,300	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2041	* *	1-2	\$1,600	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**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** : 26-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,ph,ph  
**Block** : 1747 **Lot** : 70 **BIN** : 1088883

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$346,900	\$913,000
Interior Architecture	\$382,600	\$513,000
Electrical		\$123,800
Mechanical	\$33,400	
<b>Total</b>	<b>\$763,000</b>	<b>\$1,549,800</b>
Priority A	\$346,900	\$913,000
Priority B	\$77,600	\$275,300
Priority C	\$338,400	\$361,500
<b>Total</b>	<b>\$763,000</b>	<b>\$1,549,800</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$83,000	\$7,600		
Electrical	\$15,400	\$10,900	\$10,900	\$10,900
Mechanical	\$69,400	\$63,900	\$58,700	\$69,700
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$191,500</b>	<b>\$106,100</b>	<b>\$93,300</b>	<b>\$104,300</b>
Priority A				
Priority B	\$150,800	\$98,500	\$93,300	\$104,300
Priority C	\$40,700	\$7,600		
<b>Total</b>	<b>\$191,500</b>	<b>\$106,100</b>	<b>\$93,300</b>	<b>\$104,300</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	40%			2055	**	5-10	\$500,500	A
Pre-Cast Concrete	50%			LIFE	**	5	\$591,500	A
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Throughout								
Window Wall	10%			2055	**	5	\$68,200	A
Windows								
Aluminum	90%			2050	**	5	\$24,900	A
Metal Louvers	10%			2040	**	10	\$17,300	A
Parapets								
Metal Panel	30%			2055	**	5	\$15,800	A
Metal Rail	10%			2045	**	5-10	\$24,500	A
Pre-Cast Concrete	60%			LIFE	**	5	\$102,400	A
Roof								
Single Ply Membrane	100%			2035	**	10	\$65,600	A
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$132,600	C
Ceramic Tile	10%			2040	**	5	\$20,200	C
Vinyl Tile	30%			2035	**	3	\$22,700	C
Wood	45%			2065	**	5	\$170,400	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Patient Rooms								
Explanation : This Component Is Actually Laminated Wood Flooring.								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$43,300	C
Ceramic Tile	10%			2040	**	5	\$34,700	C
Concrete Masonry Unit	20%			LIFE	**	5	\$55,500	C
Glass: Single Pane	5%			LIFE	**	5	\$26,000	C
Gypsum Board	60%			LIFE	**	5-10	\$353,600	C
Ceilings								
AcousTileSusp.Lay-In	75%			2045	**	5	\$151,500	B
Exposed Concrete	10%			LIFE	**	5-10	\$25,200	B
Exposed Struc: Steel	5%			LIFE	**	10	\$20,200	B
Gypsum Board	10%			LIFE	**	5-10	\$69,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each - Recently Installed								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2045	* *	5	\$500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 4-500 Kva, 480/277/208 Volts - Recently Installed							
Switchgear / Switchboard								
Fused Disc Sw	90%			2055	* *	5	\$500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Recently Installed							
Molded Case Bkrs	10%			2055	* *	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Recently Installed							
Raceway								
Conduit	100%			2055	* *	1		B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Panelboards								
Fused Disc Sw	15%			2050	* *	5	\$500	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
Molded Case Bkrs	85%			2050	* *	5	\$3,000	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Wiring								
Thermoplastic	100%			2055	* *	1		B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Motor Controllers								
Locally Mounted	20%			2045	* *	5	\$200	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
Variable Frequency Drive	80%			2045	* *			B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Recently Installed							
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$41,500	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : A T S Room							
Generators								
Diesel	100%			2040	* *	1	\$52,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Emergency Generator Rated @ 1250 Kw - Recently Installed							
Batteries								
Lead/Acid	100%			2020	\$700	5	\$5,000	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Generator Room In The Roof							
Fuel Storage								
Day Tank	50%			2050	* *	5	\$12,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : No Nameplate Rating Available - Recently Installed							
Main Tank	50%			2065	* *	5	\$2,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : 20,000 Gallons Rating Capacity; Recently Installed							
Lighting								
Interior Lighting								
Fluorescent	90%			2035	* *	10	\$111,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T- 8 Lamps, Recently Installed							
Fluorescent	5%			2035	* *	10	\$6,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : T-5 Lamps, Recently Installed							
Fluorescent	5%			2035	* *	10	\$6,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures, Recently Installed							
Egress Lighting								
Emergency, Service	50%			2035	* *	1		B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exit, LED	50%			2065	* *	1		B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exterior Lighting								
HID	100%			2035	* *	10	\$400	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Outside							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2065	* *	5	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Recently Installed</i>								
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2035	* *	1	\$15,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Recently Installed C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recent Installation. Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2042	* *	1	\$66,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Units. ( 2 For Heating, 1 For Both Heating &amp; Domestic Hot Water ) 3 Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2047	* *	4	\$6,700	B
Terminal Devices								
Air Handler	80%			2033	* *	1	\$66,800	B
Fan Coil Unit/Heat	20%			2033	* *	1	\$8,700	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2033	* *	1	\$62,600	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Multistacks Sets, Penthouse</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2051	* *	4	\$6,700	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	* *	1	\$83,500	B
Heat Rejection								
Air Condenser Unit	100%			2033	* *	2	\$94,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,100	B
Exhaust Fans								
Interior	85%			2033	* *	2	\$3,500	B
Roof	15%			2033	* *	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		B
Water Heater								
Gas Fired	100%			2024	\$31,200	2	\$2,000	B
HW Heat Exchanger								
HTHW/HW	100%			2051	* *			B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2033	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2033	* *	1	\$8,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 90% Location : (2) 1-5 (1) C-6, Ph (1) C-6 Explanation : 4 Units							
Hydraulic	10%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 10% Location : C-1 Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2051	* *	1-5	\$68,000	B
Sprinkler								
Generic	100%			2051	* *	1-2	\$37,800	B
Fire Pump								
Generic	100%			2038	* *	1	\$25,200	B
Chemical System								
Generic	100%			2024	\$25,900	1-3	\$50,600	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY  
**Address** : 1879 MADISON AVE @ E.121 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0020.010 / 14738 **Yr Built/Renovated** : 1984 / 2013  
**Area Sq Ft** : 268,259 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 26-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,7,ph,ph  
**Block** : 1747 **Lot** : 35 **BIN** : 1077376

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$441,500	\$429,500
Interior Architecture	\$811,500	\$763,700
Electrical		\$620,400
Mechanical	\$66,500	\$2,199,100
<b>Total</b>	<b>\$1,319,400</b>	<b>\$4,012,700</b>
Priority A	\$441,500	\$429,500
Priority B	\$322,400	\$3,200,900
Priority C	\$555,500	\$382,300
<b>Total</b>	<b>\$1,319,400</b>	<b>\$4,012,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$25,200			
Interior Architecture	\$20,000	\$35,100	\$26,700	
Electrical	\$27,300	\$36,800	\$22,700	\$21,600
Mechanical	\$141,600	\$124,100	\$151,000	\$109,300
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$255,500</b>	<b>\$237,500</b>	<b>\$241,800</b>	<b>\$172,400</b>
Priority A	\$25,200			
Priority B	\$210,400	\$202,300	\$215,200	\$172,400
Priority C	\$20,000	\$35,100	\$26,700	
<b>Total</b>	<b>\$255,500</b>	<b>\$237,500</b>	<b>\$241,800</b>	<b>\$172,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$371,500	A
		Recent Repair Evident, Extent : Light, Area Affected : 50%						
		Location : Throughout						
Window Wall	10%			2055	**	5	\$77,400	A
		Recent Construction, Extent : Light, Area Affected : 100%						
		Location : Connecting Corridor To Nursing Facility						
Windows								
Aluminum	95%			2041	**	5	\$25,900	A
Metal Louvers	5%			2034	**	10	\$8,500	A
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$199,500	A
		Recent Repair Evident, Extent : Light, Area Affected : 25%						
		Location : Throughout						
Metal Rail	20%			2038	**	5-10	\$140,600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$24,500	A
Roof								
Single Ply Membrane	100%			2035	**	10	\$111,100	A
		Recent Replace Evident, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$263,500	C
Ceramic Tile	10%			2040	**	5	\$40,200	C
Traffic Topping	5%			2030	**	5	\$25,100	C
Vinyl Tile	70%			2035	**	3	\$105,400	C
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$53,300	C
Concrete Masonry Unit	20%			LIFE	**	5	\$85,300	C
Glass: Single Pane	5%			LIFE	**	5	\$40,000	C
Gypsum Board	65%			LIFE	**	5-10	\$589,000	C
Ceilings								
AcousTileSusp.Lay-In	70%			2045	**	5	\$281,100	B
		Recent Construction, Extent : Light, Area Affected : 100%						
		Location : Throughout						
Exposed Struc: Steel	10%			LIFE	**	10	\$80,300	B
Gypsum Board	20%			LIFE	**	5-10	\$276,000	B

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	* *	5	\$1,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Switches Rated @ 3000 Amperes Each							
	Transformers								
	Dry Type	100%			2030	* *	5	\$1,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 5- 225 Kva, 2- 100 Kva, 2- 50 Kva, 480/208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2035	* *	5	\$900	B
	Molded Case Bkrs	20%			2051	* *	5	\$1,400	B
	Raceway								
	Conduit	70%			2051	* *	1		B
	Conduit	30%			2035	* *	1		B
	Panelboards								
	Fused Disc Sw	15%			2047	* *	5	\$900	B
	Molded Case Bkrs	30%			2033	* *	5	\$2,100	B
	Molded Case Bkrs	55%			2047	* *	5	\$3,900	B
	Wiring								
	Thermoplastic	70%			2051	* *	1		B
	Thermoplastic	30%			2035	* *	1		B
	Motor Controllers								
	Locally Mounted	30%			2042	* *	5	\$500	B
	Variable Frequency Drive	70%			2042	* *			B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2042	* *	1	\$82,500	B
	Generators								
	Diesel	100%			2038	* *	1	\$103,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated @ 1250 Kw							
	Batteries								
	Lead/Acid	100%			2020	\$700	5	\$9,900	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage Day Tank	50%			2047	* *	5	\$24,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : No Nameplate Ratings Available							
Main Tank	50%			2060	* *	5	\$3,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 20,000 Gallons Capacity							
Lighting								
Interior Lighting Fluorescent	20%			2025	\$277,000	10	\$49,200	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Old Sections							
Fluorescent	70%			2033	* *	10	\$172,200	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2033	* *	10	\$12,300	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
Fluorescent	5%			2033	* *	10	\$12,300	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Egress Lighting								
Emergency, Service	50%			2033	* *	1		B
Exit, LED	50%			2060	* *	1		B
Exterior Lighting								
HID	100%			2025	\$97,400	10	\$800	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2033	* *	1	\$30,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Camera							
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns And Alarm Bells							

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Energy Source	Natural Gas	100%			2051	**	1		B
Conversion Equipment	Hot Water Boiler	65%			2030	**	1	\$86,200	B
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Penthouse							
		Explanation : 2 Units							
	Hot Water Boiler	35%			2042	**	1	\$46,400	B
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Penthouse							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%			2041	**	4	\$19,800	B
Terminal Devices									
	Air Handler	40%			2033	**	1	\$66,400	B
	Air Handler	40%			2025	\$574,100	1	\$66,400	B
	Fan Coil Unit/Heat	20%			2033	**	1	\$17,300	B
Air Conditioning									
Energy Source	Electricity	40%			2041	**	1		B
	Natural Gas	60%			2051	**	1		B
Conversion Equipment	Absorption Chiller/Direct Fire	60%			2025	\$861,200	1	\$174,200	B
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Penthouse							
		Explanation : 2 Units							
	Reciprocating Compr/Chiller	40%			2033	**	1	\$49,800	B
		R-134a Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Set Of Multistacks, Penthouse							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2045	**	4	\$19,800	B
Terminal Devices									
	Air Handler/Cool/Ht	50%			2033	**	1	\$82,900	B
	Air Handler/Cool/Ht	50%			2025	\$565,300	1	\$82,900	B
Heat Rejection									
	Air Condenser Unit	40%			2033	**	2	\$74,700	B
	Water Cool Tower	60%			2026	**	2	\$162,000	B
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$236,800	B
Exhaust Fans									
	Interior	80%			2033	**	2	\$6,600	B
	Roof	20%			2033	**	2	\$1,600	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**HENRY J. CARTER SPECIALTY HOSPITAL & NURSING FACILITY**  
**Asset # : 14738**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	100%			2051	* *	1		B
Water Heater Gas Fired	100%			2024	\$61,900	2	\$3,900	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Upper Penthouse						
		Explanation : 4 Units						
HW Heat Exchanger HTHW/HW	100%			2051	* *			B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Upper Penthouse						
		Explanation : 4 Units						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2033	* *	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2025	\$11,000	4	\$2,500	B
Backflow Preventer Generic	100%			2025	\$25,800	1	\$16,400	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (2) C-7, Ph (4) C-7						
		Explanation : 6 Units						
Fire Suppression								
Standpipe Generic	100%			2045	* *	1-5	\$135,200	B
Sprinkler Generic	100%			2045	* *	1-2	\$75,100	B
Fire Pump Generic	100%			2028	* *	1	\$50,100	B
Chemical System Generic	100%			2024	\$25,900	1-3	\$50,600	B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8  
**Address** : 1340 PELHAM PARKWAY SOUTH & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.110 / 14211 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 131,771 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 4  
**Block** : 4205 **Lot** : 1 **BIN** : 2097550

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$130,300	\$169,100
Interior Architecture		\$594,800	\$387,500
Electrical			\$120,900
Mechanical		\$32,700	\$144,500
<b>Total</b>		<b>\$757,700</b>	<b>\$822,000</b>
Priority A		\$130,300	\$169,100
Priority B		\$345,600	\$477,600
Priority C		\$281,800	\$175,300
<b>Total</b>		<b>\$757,700</b>	<b>\$822,000</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$62,200		\$5,300	
Interior Architecture	\$35,900		\$18,500	\$12,000
Electrical	\$16,500	\$10,600	\$12,000	\$11,300
Mechanical	\$114,000	\$49,000	\$79,300	\$44,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
<b>Total</b>	<b>\$243,300</b>	<b>\$74,400</b>	<b>\$129,800</b>	<b>\$82,600</b>
Priority A	\$62,200		\$5,300	
Priority B	\$145,300	\$74,400	\$106,100	\$70,600
Priority C	\$35,900		\$18,500	\$12,000
<b>Total</b>	<b>\$243,300</b>	<b>\$74,400</b>	<b>\$129,800</b>	<b>\$82,600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AMBULATORY CARE - BLDG 8**  
**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 Code
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	\$70,800	A
Other Observation, Extent : Light, Area Affected : 5% Location : Stucco Overhang At Main Entrance. Explanation : Minor Horizontal Cracking.								
Masonry: Granite	5%			LIFE	* *	5	\$7,600	A
Masonry: Limestone	5%			LIFE	* *	5	\$7,600	A
Metal/Glass Curt Wall	50%			LIFE	* *	5	\$189,700	A
Metal Panel	5%			2045	* *	5-10	\$34,800	A
Parapets								
Concrete Masonry Unit	60%			LIFE	* *	5-10	\$31,600	A
Masonry: Brick	15%			LIFE	* *	5-10	\$9,900	A
Masonry: Limestone	20%			LIFE	* *	5-10	\$23,500	A
Metal Rail	5%			2038	* *	5-10	\$8,700	A
Roof								
IRMA/Protected Membrane	35%			2030	* *	10	\$20,900	A
Single Ply Membrane	65%			2030	* *	10	\$38,900	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$86,300	C
Other Observation, Extent : Light, Area Affected : 2% Location : Basement Mechanical & Fire Pump Spaces. Explanation : Staining (Rust) From Condensate Drains Was Evident.								
Ceramic Tile	5%			2034	* *	5	\$9,900	C
Terrazzo	10%			LIFE	* *	5	\$30,800	C
Vinyl Tile	75%			2030	* *	3	\$55,500	C
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *	10	\$49,700	C
Ceramic Tile	5%			2034	* *	5	\$14,200	C
Concrete Masonry Unit	8%			LIFE	* *	5	\$18,200	C
Glass: Single Pane	30%			LIFE	* *	5	\$127,900	C
Gypsum Board	40%			LIFE	* *	5-10	\$193,200	C
Recent Repair Evident, Extent : Light, Area Affected : 1% Location : 4th Floor Side 4b								
Travertine Panels	10%			LIFE	* *	10	\$11,400	C
Ceilings								
AcousTileSusp.Lay-In	35%			2038	* *	5	\$75,200	B
Other Observation, Extent : Light, Area Affected : 2% Location : Basement. Explanation : Minor Staining.								
Gypsum Board	50%			LIFE	* *	5-10	\$369,300	B
Recent Repair Evident, Extent : Light, Area Affected : 1% Location : 4th Floor Lobby Soffit								
Metal Panel	15%			LIFE	* *	5	\$80,600	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Transformers								
	Dry Type	100%			2038	**	5	\$500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : (2) 112.5 Kva And (2) 225 Kva Transformers							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2045	**	5	\$600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : (1) 2000 Amp Main Switch							
	Raceway								
	Conduit	100%			2045	**	1		B
	Panelboards								
	Fused Disc Sw	100%			2041	**	5	\$3,000	B
	Wiring								
	Thermoplastic	100%			2045	**	1		B
	Motor Controllers								
	Locally Mounted	50%			2038	**	5	\$400	B
	Motor Control Center	50%			2038	**	5	\$1,800	B
Stand-by Power									
	Transfer Switches								
	Automatic	70%			2038	**	1	\$28,400	B
	Automatic	30%			2038	**	1	\$12,200	B
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Fire Pump Room							
		Explanation : 100 Amp. For Fire Pump.							
	Generators								
	Diesel	100%			2034	**	1	\$51,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 500 Kva							
	Batteries								
	Lead/Acid	100%			2019	\$700	5	\$4,900	B
	Fuel Storage								
	Day Tank	100%	4+	\$1,900	2041	**	5	\$12,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 550 Gallons - Always In Alarm							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	**	10	\$120,900	B
		Compact Fluorescent Light, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		T-5 Lamps, Extent : Light, Area Affected : 40%							
		Location : Throughout							
		T-8 Lamps, Extent : Light, Area Affected : 40%							
		Location : Throughout							

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

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

**Lighting**

## Egress Lighting

Emergency, Battery

10%

2030

\* \*

10

\$3,200

B

Exit, LED

70%

2053

\* \*

1

B

Exit, Battery

20%

2030

\* \*

10

\$1,800

B

## Exterior Lighting

HID

20%

2030

\* \*

10

\$100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior**Explanation : Controlled Via Photocell*

No Component

80%

D

**Alarm**

## Security System

No Component

70%

D

Generic

30%

2030

\* \*

1

\$14,800

B

## Fire/Smoke Detection

No Component

70%

D

Generic, Digital

30%

2030

\* \*

B

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

**Heating**

## Energy Source

Campus Steam

100%

2045

\* \*

1

B

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

## Conversion Equipment

Heat Exchanger

50%

2034

\* \*

1

\$32,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room**Explanation : Steam To Hot Water Exchanger Serves Reheat System And Air Handlers*Pres. Reducing Valve/LP  
Steam

50%

2034

\* \*

5

\$3,900

B

## Distribution

Hot Wtr Piping/Pump

100%

2041

\* \*

4

\$9,700

B

## Terminal Devices

Air Handler

50%

4+

\$17,600

2030

\* \*

1

\$36,700

B

*Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Various Locations - Economizer Cycle Not Working*

Fan Coil Unit/Heat

50%

2033

\* \*

1

\$21,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Reheat System***Air Conditioning**

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2034	* *	1	\$142,600	B
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Chiller Room								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$9,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$81,500	B
Heat Rejection								
Water Cool Tower	100%			2026	* *	2	\$132,600	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Located On Roof Of Adjacent Building								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,300	B
Exhaust Fans								
Interior	100%			2025	\$144,500	2	\$4,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		B
HW Heat Exchanger								
HTHW/HW	100%			2045	* *			B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units With 750 Gallon Storage								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,600	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Duplex Unit								
Sewage Ejector(s)								
Not Accessible	100%							D
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 To 4								
Explanation : 3 Units								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$66,400	B
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$36,900	B
	Fire Pump								
	Generic	100%	4+	\$9,700	2028	* *	1	\$22,100	B
Leak Evident, Extent : Moderate, Area Affected : 20%									
Location : Pump Room									

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA  
**Address** : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.090 / 82 **Yr Built/Renovated** : 1962 / 2003  
**Area Sq Ft** : 11,400 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 27-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4205 **Lot** : 1 **BIN** : 2102971

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$115,000	\$72,900
Mechanical		\$285,700
<b>Total</b>	<b>\$115,000</b>	<b>\$358,600</b>
Priority A	\$115,000	\$72,900
Priority B		\$285,700
<b>Total</b>	<b>\$115,000</b>	<b>\$358,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$75,800		\$8,200	
Interior Architecture	\$28,600		\$4,700	\$500
Electrical	\$11,700	\$400	\$500	\$1,300
Mechanical	\$47,500	\$3,200	\$5,100	\$2,500
<b>Total</b>	<b>\$163,600</b>	<b>\$3,700</b>	<b>\$18,500</b>	<b>\$4,200</b>
Priority A	\$75,800		\$8,200	
Priority B	\$71,700	\$3,700	\$5,700	\$3,700
Priority C	\$16,100		\$4,700	\$500
<b>Total</b>	<b>\$163,600</b>	<b>\$3,700</b>	<b>\$18,500</b>	<b>\$4,200</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	5	\$11,300	A	
Masonry: Brick	80%	Now	\$115,000	LIFE	**	5	\$19,200	A	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt 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%									
Location : Stage Wall									
Pre-Cast Concrete	10%	Now	\$23,600	LIFE	**	5	\$7,800	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Wall Located By Exterior Site Stair And Rotunda Cornice									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Wall Located By Exterior Site Stair And Rotunda Cornice									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Rotunda Cornice									
Explanation : Expansion Joint Missing Between Cornice And Brick Wall									
Window Wall	5%			2045	**	5	\$4,500	A	
Windows									
Aluminum	100%	Now	\$1,500	2033	**	5	\$900	A	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Lobby.									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
Masonry: Brick	65%	Now	\$27,900	LIFE	**	5	\$4,900	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%									
Location : Flat Roof Parapet									
Spalling, Extent : Light, Area Affected : 10%									
Location : Flat Roof Parapet									
Metal Rail	10%			2038	**	5-10	\$13,500	A	
Other Observation, Extent : Light, Area Affected : 2%									
Location : Flat Roof Area.									
Explanation : Rail Was Separated At Solid Corner Joint.									
Pre-Cast Concrete	25%	Now	\$3,300	LIFE	**	5	\$11,800	A	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Copings At Flat Roof									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Coping Joints At Flat Roof									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Single Ply Membrane	94%	Now	\$3,600	2025	\$72,900			A	
	Debris Present, Extent : Light, Area Affected : 10%								
	Location : Flat Roof Area								
	Drains Clogged, Extent : Light, Area Affected : 20%								
	Location : Curved Flat Roof.								
Skylight, Metal/Glass	6%	Now	\$10,200	2035	* *			A	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Lantern Located On Flat Roof								
	Glazing Clouded, Extent : Severe, Area Affected : 100%								
	Location : Lantern Located On Flat Roof								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Lantern Located On Flat Roof								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Lantern Located On Flat Roof								
	Explanation : Glazing Joints Missing/ Cracked								
Interior									
Floors									
Carpet	45%			2024	\$109,000	3	\$12,900	C	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : At Front Of Stage								
Cast in Place Concrete	5%	0-2	\$500	LIFE	* *	5	\$2,100	C	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%			2034	* *	5	\$1,000	C	
Terrazzo	15%	Now	\$2,600	LIFE	* *	5	\$2,200	C	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations.								
Vinyl Tile	15%			2030	* *	3	\$1,100	C	
Wood	15%	2-4	\$9,400	2053	* *	5	\$2,700	C	
	Water Penetration, Extent : Light, Area Affected : 15%								
	Location : Stage, Located Below Roof Skylight/ Lantern								
Interior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$1,100	C	
Glass: Single Pane	10%			LIFE	* *	5	\$1,400	C	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Front Entrance Lobby								
Masonry: Brick	55%			LIFE	* *	10	\$1,600	C	
Mosaic Tile	2%			LIFE	* *	10	\$100	C	
Plaster	18%	Now	\$700	LIFE	* *	5	\$500	C	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Men's Dressing Room								

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

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

## Interior

## Ceilings

Exposed Concrete

20% Now

\$2,400

LIFE

\* \*

5

\$600

B

*Paint Peeling, Extent : Moderate, Area Affected : 30%**Location : Breezeway/ Entry Overhang**Spalling, Extent : Light, Area Affected : 10%**Location : Breezeway/ Entry Overhang*

Plaster

80% Now

\$10,000

LIFE

\* \*

5

\$9,600

B

*Loose/Delam Surface, Extent : Light, Area Affected : 5%**Location : Back To Middle Ceiling Area*

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

## Under 600 Volts

## Raceway

Conduit

100%

2025

\$23,000

1

B

## Panelboards

Molded Case Bkrs

100%

2024

\$12,000

5

\$300

B

## Wiring

Braided Cloth

40% 2-4

\$6,400

2050

\* \*

1

B

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

Thermoplastic

60%

2025

\$9,700

1

B

## Motor Controllers

Locally Mounted

100%

2023

\$9,000

5

\$100

B

## Stand-by Power

## Generators

Diesel

100%

2034

\* \*

1

\$4,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Fenced Outside**Explanation : One 250 Kva. This Equipment Is Dedicated To Power The Chiller Only.*

## Batteries

Lead/Acid

100%

2019

\$700

5

\$400

B

## Fuel Storage

Day Tank

100%

2041

\* \*

5

\$2,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Below Generator**Explanation : 200 Gallon*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER AUDITORIUM ROTUNDA**  
**Asset # : 82**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	10%			2020	\$2,500	10	\$1,200	B
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Incandescent	10%			2020	\$2,500	2		B
Incandescent	80%			2020	\$19,800	2	\$200	B
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Auditorium Stage Lighting							
	Explanation : Connected With Dimmer Switch.							
Egress Lighting								
Emergency, Battery	70%			2020	\$3,200	10	\$2,200	B
Exit, Service	30%			2020	\$600	1		B
Exterior Lighting								
HID	100%			2020	\$600	10		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Exterior							
	Explanation : Controlled Via Photocell							
Alarm								
Fire/Smoke Detection								
No Component	80%							D
Generic, Digital	20%			2033	* *			B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2035	* *	1		B
Conversion Equipment								
Heat Exchanger	40%			2021	\$1,100	1	\$2,500	B
Pres. Reducing Valve/LP	60%			2021	\$4,700	5	\$500	B
Steam								
Distribution								
Hot Wtr Piping/Pump	40%	4+	\$5,100	2033	* *	4	\$300	B
	Broken, Extent : Severe, Area Affected : 30%							
	Location : 1 Pump Fails And Needs To Be Replaced							
	Leak Evident, Extent : Light, Area Affected : 10%							
	Location : Expansion Tank Leaking							
Steam Piping/Pump	60%			2035	* *	4	\$400	B
	Repairs In Progress, Extent : Light, Area Affected : 20%							
	Location : Condensate Pump In Mechanical Pit							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Terminal Devices								
Air Handler	60%	4+	\$16,400	2025	\$41,000	1	\$4,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Convactor/Radiator	40%			2023	\$47,900	1	\$1,700	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Electricity For Chiller Supplied By A Generator Placed Outside Of The Building</i>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2020	\$43,000	1	\$5,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2025	\$62,000	4	\$900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$53,900	1	\$7,900	B
Heat Rejection								
Air Condenser Unit	100%			2030	* *	2	\$8,900	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,300	B
Exhaust Fans								
Interior	20%	4+	\$10,000	2035	* *	2	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Roof	80%	Now	\$8,100	2035	* *	2	\$300	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2025	\$37,900	1		B
HW Heat Exchanger								
Low Temp	100%			2025	\$3,900	4	\$1,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : Backflow Preventers Are Part Of The Water Campus Water Supply System And Are In Various Locations</i>								

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

**Asset # : 82**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Plumbing									
	Fixtures								
	Generic	100%							B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1  
**Address** : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.010 / 55 **Yr Built/Renovated** : 1955 / 2008  
**Area Sq Ft** : 737,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,12  
**Block** : 4205 **Lot** : 1 **BIN** : 2097550

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,155,900	\$1,057,400
Interior Architecture	\$1,995,800	\$7,101,100
Electrical	\$1,621,100	\$4,683,800
Mechanical	\$2,164,600	\$7,185,600
<b>Total</b>	<b>\$6,937,500</b>	<b>\$20,028,000</b>
Priority A	\$1,155,900	\$1,057,400
Priority B	\$4,865,600	\$12,453,900
Priority C	\$916,000	\$6,516,600
<b>Total</b>	<b>\$6,937,500</b>	<b>\$20,028,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$34,500			
Interior Architecture	\$153,800		\$13,600	\$145,200
Electrical	\$69,100	\$54,000	\$60,100	\$54,600
Mechanical	\$182,000	\$224,200	\$363,900	\$176,700
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
<b>Total</b>	<b>\$577,600</b>	<b>\$416,300</b>	<b>\$575,800</b>	<b>\$514,700</b>
Priority A	\$34,500			
Priority B	\$407,300	\$416,300	\$562,200	\$369,500
Priority C	\$135,800		\$13,600	\$145,200
<b>Total</b>	<b>\$577,600</b>	<b>\$416,300</b>	<b>\$575,800</b>	<b>\$514,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$106,800	A
Masonry: Brick	88%	0-2	\$703,300	LIFE	**	5	\$469,800	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout.								
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout.								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 70%								
Location : Throughout.								
Explanation : Much Of The Staining And Lintel Erosion Is From Window A/ C Unit Condensation.								
Metal Panel	2%			2055	**	5-10	\$73,400	A
Recent Construction, Extent : Light, Area Affected : 100%								
Location : New Stair Tower At Loading Dock Area								
Windows								
Aluminum	100%			2033	**	5	\$281,300	A
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$302,900	A
Masonry: Brick	5%	Now	\$7,500	LIFE	**	5	\$2,600	A
Other Observation, Extent : Severe, Area Affected : 5%								
Location : 12th Floor Roof Parapet.								
Explanation : Roof Membrane Separated Vertically From The Parapet Wall; Counter Flashing Missing.								
Masonry: Limestone	10%	2-4	\$27,100	LIFE	**	5	\$6,600	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout.								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : 12th Floor Roof Parapet								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : Throughout.								
Roof								
IRMA/Protected Membrane	15%			2030	**	10	\$44,000	A
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Various Lower Roof Areas And Over Generator Room								
Modified Bitumen	85%			2030	**	10	\$249,300	A

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1**  
**Asset # : 55**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$112,200	LIFE	**	5	\$237,900	C	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Sub-basement									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : Sub-basement									
Ceramic Tile	5%			2034	**	5	\$54,400	C	
Quarry Tile	5%			2038	**	5	\$81,600	C	
Terrazzo	5%			LIFE	**	5	\$85,000	C	
Vinyl Tile	65%			2025	\$5,964,200	3	\$353,400	C	
Vinyl Tile 9" X 9"	10%			2030	**	3	\$40,800	C	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Interwoven With Vinyl Composite Tile In Various Locations.									
Explanation : Vinyl Tile 9 X 9									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**	10	\$148,200	C	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Emergency Generator Room Tunnel									
Ceramic Tile	5%			2034	**	5	\$59,300	C	
Concrete Masonry Unit	5%			LIFE	**	5	\$47,400	C	
Patching Evident, Extent : Moderate, Area Affected : 40%									
Location : Various Locations In Mechanical Rooms.									
Other Observation, Extent : Light, Area Affected : 20%									
Location : Various Locations In Mechanical Rooms									
Explanation : Peeling Paint									
Gypsum Board	10%			LIFE	**	5-10	\$201,600	C	
Marble Panels	5%			LIFE	**	10	\$23,700	C	
Plaster	45%			LIFE	**	5-10	\$453,600	C	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$148,200	C	
Ceilings									
AcousTileSusp.Lay-In	25%			2038	**	5	\$271,900	B	
AcousTileSusp.Lay-In	20%	Now	\$349,200	2030	**	5	\$108,800	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout.									
Staining/Discoloring, Extent : Severe, Area Affected : 75%									
Location : Throughout.									
Exposed Concrete	10%			LIFE	**	5-10	\$135,900	B	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Basement And Sub-basement Levels.									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout Basement And Sub-basement.									
Metal Panel	5%	Now	\$18,000	LIFE	**	5	\$68,000	B	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%									
Location : Emergency Generator Room.									
Plaster	40%			LIFE	**	5-10	\$747,700	B	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$3,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 3000 Amp Main Disconnect Switch							
Transformers								
Dry Type	40%			2030	* *	5	\$1,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 300 Kva							
Dry Type	40%			2023	\$5,900	5	\$1,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : One 225 Kva And One 112.5 Kva							
Dry Type	20%			2038	* *	5	\$500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Switchgear Room 2 And Basement							
	Explanation : One 112.5, 150 And (2) 500 Kva							
Switchgear / Switchboard								
Air Circuit Breaker	70%			2035	* *	5	\$2,700	B
Fused Disc Sw	30%			2035	* *	5	\$900	B
Raceway								
Conduit	70%			2025	\$400,900	1		B
Conduit	25%			2035	* *	1		B
Tray	5%			2023	\$28,600	1		B
Panelboards								
Molded Case Bkrs	5%			2033	* *	5	\$1,000	B
Molded Case Bkrs	85%	0-2	\$490,000	2050	* *	5	\$8,200	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Molded Case Bkrs	10%			2041	* *	5	\$1,900	B
Wiring								
Braided Cloth	60%	2-4	\$388,700	2050	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	40%			2035	* *	1		B
Motor Controllers								
Locally Mounted	5%			2030	* *	5	\$200	B
Motor Control Center	90%	0-2	\$195,500	2038	* *	5	\$9,000	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Spaces ( Basement/ Penthouse)							
Motor Control Center	5%			2038	* *	5	\$1,000	B

Ground

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# HEALTH AND HOSPITALS CORP. - 819

## JACOBI MEDICAL CENTER JACOBI HOSPITAL - BLDG 1

**Asset # : 55**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Basement							
	Explanation : Located Behind Hot Water Heaters							
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	* *	1	\$113,400	B
Automatic	50%			2023	\$5,800	1	\$113,400	B
Generators								
Diesel	100%			2028	* *	1	\$285,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 1250 Kva							
Batteries								
Lead/Acid	100%			2019	\$700	5	\$27,300	B
Fuel Storage								
Day Tank	60%			2024	\$31,400	5	\$80,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 275 Gallons							
Main Tank	40%			2028	* *	5	\$8,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground							
	Explanation : Two 10,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	76%			2020	\$2,851,000	10	\$506,500	B
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Fluorescent	20%			2025	\$750,300	10	\$133,300	B
	T-8 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
HID	2%			2020	\$52,800	10	\$500	B
Incandescent	2%			2020	\$75,000	2	\$300	B
Egress Lighting								
Emergency, Service	50%			2020	\$52,400	1		B
Emergency, Service	10%			2025	\$10,500	1		B
Exit, Service	40%			2020	\$41,900	1		B
Exterior Lighting								
Fluorescent	80%			2030	* *	10	\$54,000	B
HID	20%			2030	* *	10	\$500	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2040	* *	5	\$3,100	B

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

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

**Alarm**

## Security System

No Component

90%

D

Generic

10%

2025

\$221,300

1

\$27,500

B

## Fire/Smoke Detection

No Component

70%

D

Generic, Digital

30%

2033

\* \*

B

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

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

**Heating**

## Energy Source

Campus Steam

100%

2035

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Provided By Adjacent Building 6*

## Conversion Equipment

Heat Exchanger

25%

2034

\* \*

1

\$89,800

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Sub-basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Serves Reheats And Unit Heaters*

Pres. Reducing Valve/LP

75%

4+

\$67,100

2028

\* \*

5

\$16,200

B

Steam

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Sub-basement***Distribution**

Hot Wtr Piping/Pump

40%

4+

\$434,600

2033

\* \*

4

\$14,300

B

*Broken, Extent : Moderate, Area Affected : 50%**Location : One Pump Broken In Mechanical Room**Recent Replace Evident, Extent : Light, Area Affected : 50%**Location : One Motor Recently Replaced*

Steam Piping/Pump

60%

Now

\$302,000

2035

\* \*

4

\$21,500

B

*Corroded, Extent : Severe, Area Affected : 10%**Location : Sub-basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Steam Pipe Near Pressure Reducing Valve In Sub-basement Steam Room*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices									
Air Handler	25%			2020	\$971,900	1	\$112,300	B	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Fan Room								
Air Handler	25%			2030	* *	1	\$112,300	B	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Various Mechanical Equipment Rooms								
Convactor/Radiator	30%			2030	* *	1	\$70,400	B	
Fan Coil Unit/Heat	20%			2020	\$2,159,100	1	\$46,900	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Reheat Coils With A Small Number Of Unit Heaters In Mechanical Spaces								
Air Conditioning									
Energy Source									
Electricity	80%			2041	* *	1		B	
Steam/HW System	20%			2035	* *	1		B	
Conversion Equipment									
Absorption Chiller/Steam/HW	25%			2021	\$594,300	1	\$196,600	B	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 2 Absorption Chillers								
Centrifugal, Elec Chiller	60%	4+	\$233,200	2028	* *	1	\$424,600	B	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 3 Units Working At Reduced Capacity								
Window/Wall Unit	15%			2020	\$222,300	1		B	
Distribution									
Chilled Wtr Pipe/Pump	60%			2045	* *	4	\$32,200	B	
No Component	40%							D	
Terminal Devices									
Air Handler/Cool/Ht	30%			2033	* *	1	\$134,800	B	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Fan Room								
Air Handler/Cool/Ht	30%			2020	\$918,800	1	\$134,800	B	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Fan Room								
No Component	40%							D	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Water Cool Tower	80%	4+	\$82,800	2023	\$1,655,600	2	\$468,000	B
	Leak Evident, Extent : Light, Area Affected : 20%							
	Location : Roof							
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$641,500	B
Exhaust Fans								
Interior	95%	4+	\$757,100	2035	* *	2	\$16,900	B
	On Extended Life, Extent : Moderate, Area Affected : 60%							
	Location : Various Locations							
Roof	5%			2020	\$28,700	2	\$1,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$107,700	2035	* *	1		B
	Leak Evident, Extent : Moderate, Area Affected : 10%							
	Location : Sub-basement							
HW Heat Exchanger								
Low Temp	100%			2025	\$223,700	4	\$107,800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : 2 Units With 1000 Gallon Storage; 1 Unit With 350 Gallon Storage Serves Kitchen Only							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$2,500	B
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Generic	100%			2025	\$69,900	1	\$44,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (3) B-11, (5) B-12, (2) B-6							
	Explanation : 10 Units							
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$366,400	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	70%							D
	Generic	30%			2045	* *	1-2	\$61,100	B
Fire Pump									
	Generic	100%			2034	* *	1	\$135,700	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4  
**Address** : 2021 EASTCHESTER ROAD & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.030 / 56 **Yr Built/Renovated** : 1962 / 2003  
**Area Sq Ft** : 225,800 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 05-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,10,13  
**Block** : 4205 **Lot** : 1 **BIN** : 2102972

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,763,700	\$411,500
Interior Architecture	\$409,200	\$1,940,200
Electrical	\$258,800	\$2,421,800
Mechanical	\$525,900	\$649,500
<b>Total</b>	<b>\$3,957,500</b>	<b>\$5,423,000</b>
Priority A	\$2,763,700	\$411,500
Priority B	\$975,700	\$3,259,900
Priority C	\$218,100	\$1,751,600
<b>Total</b>	<b>\$3,957,500</b>	<b>\$5,423,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$126,800	\$10,700	\$18,800	
Interior Architecture	\$128,100		\$45,500	\$62,500
Electrical	\$42,700	\$10,300	\$16,000	\$12,900
Mechanical	\$56,800	\$45,100	\$45,000	\$29,700
Elevators/Escalators	\$51,300	\$51,300	\$51,300	\$51,300
<b>Total</b>	<b>\$405,800</b>	<b>\$117,400</b>	<b>\$176,600</b>	<b>\$156,400</b>
Priority A	\$126,800	\$10,700	\$18,800	
Priority B	\$181,200	\$106,700	\$112,300	\$93,900
Priority C	\$97,800		\$45,500	\$62,500
<b>Total</b>	<b>\$405,800</b>	<b>\$117,400</b>	<b>\$176,600</b>	<b>\$156,400</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$22,600	LIFE	* *	5	\$40,400	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Overhang At Loading Dock Area								
Exposed Reinforcement, Extent : Light, Area Affected : 10%								
Location : Roof Overhang, 13th Floor								
Spalling, Extent : Light, Area Affected : 10%								
Location : Roof Overhang, 13th Floor And Main Entrance Canopy								
Masonry: Brick	86%			LIFE	* *	5	\$277,700	A
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : From Window Ac Units, Throughout								
Metal Panel	2%	Now	\$6,900	2045	* *	5	\$6,100	A
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Walls And 3rd Floor Roof								
Explanation : Rusted Louver Panels.								
Granite Panels	3%	0-2	\$25,500	LIFE	* *	5	\$3,600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Main Entrance								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Concrete Canopy Off Of The Granite Facade - Main Entrance								
Explanation : Spalling Concrete								
Window Wall	4%			2045	* *	5	\$24,200	A
Windows								
Aluminum	25%			2047	* *	5	\$21,400	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Various Floors								
Aluminum	70%	Now	\$2,495,500	2050	* *	5	\$30,000	A
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout.								
Weather Strip Missing, Extent : Moderate, Area Affected : 70%								
Location : Throughout.								
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Throughout.								
Explanation : Most Lintels Were Rusted From Window A/C Unit Condensation From Above.								
Metal Louvers	3%	2-4	\$15,200	2028	* *			A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Machine Room								
Steel	2%	Now	\$44,400	2041	* *	5	\$10,700	A
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Stairs, Elevator Lobbies								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Stairs, Elevator Lobbies								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	85%			LIFE	* *	5-10	\$99,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Main Roof							
Metal Panel	5%			2045	* *	5	\$3,300	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 13th Floor Roof.							
	Explanation : Metal Panel Refers To Coping.							
Metal Rail	10%			2038	* *	5-10	\$30,900	A
Roof								
Modified Bitumen	60%	Now	\$33,400	2030	* *			A
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
	Location : Stair Bulkhead, 13th Floor							
	Ponding, Extent : Light, Area Affected : 2%							
	Location : 3rd Floor Roof Just Outside Bulkhead And Penthouse Roof							
Traffic Topping	40%	0-2	\$23,200	2025	\$232,300			A
	Blisters, Extent : Light, Area Affected : 15%							
	Location : 1st Floor And 13th Floor Main Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : 1st Floor And 13th Floor Main Roof							
Interior								
Floors								
Carpet	10%			2024	\$422,000	3	\$50,000	C
Cast in Place Concrete	5%			LIFE	* *	5	\$72,900	C
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Ceramic Tile	5%			2034	* *	5	\$16,700	C
Granite Panels	5%			LIFE	* *	5	\$25,000	C
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Training Facility							
Quarry Tile	5%			2038	* *	5	\$25,000	C
Raised Access Floor	5%			2034	* *	5	\$62,500	C
Terrazzo	5%			LIFE	* *	5	\$26,000	C
Traffic Topping	5%			2030	* *	5	\$20,800	C
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : In The Gym.							
	Explanation : Refers To Plastic Interlocking Tiles.							
Vinyl Tile	55%			2025	\$1,546,200	3	\$91,600	C
	Other Observation, Extent : Light, Area Affected : 7%							
	Location : Various Locations							
	Explanation : 9 X 9 Tiles							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	9%			2028	**	5	\$32,700	C
Concrete Masonry Unit	10%	0-2	\$16,000	LIFE	**	5	\$14,500	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Stair Tower</i>								
Marble Panels	9%			LIFE	**	10	\$13,100	C
Plaster	35%	2-4	\$20,300	LIFE	**	5	\$38,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Room,</i>								
SGFT/Glazed Masonry	28%			LIFE	**	10	\$50,900	C
Wood	9%			LIFE	**	5	\$261,600	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Training Area</i>								
<i>Explanation : Wood Panels</i>								
Ceilings								
AcousTile,Adhered	25%			2030	**	5	\$83,300	B
AcousTileSusp.Lay-In	14%	Now	\$74,900	2038	**	5	\$23,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	8%	Now	\$21,400	2045	**	5	\$13,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 13th Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 13th Floor Corridor</i>								
AcousTileSusp.Lay-In	20%			2030	**	5	\$66,600	B
Plaster	7%	Now	\$30,400	LIFE	**	5	\$14,600	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gym</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gym, Library</i>								
Plaster	26%			LIFE	**	5-10	\$148,900	B

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2035	* *	5	\$500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 5000 Amp Main Disconnect Switch							
Fused Disc Sw	50%			2035	* *	5	\$500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1200 A And (1) 2000 Amp							
Transformers								
Dry Type	100%			2030	* *	5	\$800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : In Generator Room And Mechanical/ Electrical Rooms							
	Explanation : One 500 Kva 480v-208/120v, Others Throughout The Mechanical/ Electrical Rooms							
Switchgear / Switchboard								
Molded Case Bkrs	80%			2025	\$177,500	5	\$4,800	B
Molded Case Bkrs	20%			2045	* *	5	\$1,200	B
Raceway								
Conduit	80%			2025	\$229,100	1		B
Conduit	20%			2045	* *	1		B
Panelboards								
Molded Case Bkrs	85%			2024	\$245,000	5	\$5,100	B
Molded Case Bkrs	15%			2041	* *	5	\$900	B
Wiring								
Braided Cloth	20%	2-4	\$64,800	2050	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	40%			2045	* *	1		B
Thermoplastic	40%			2035	* *	1		B
Motor Controllers								
Locally Mounted	15%			2023	\$81,400	5	\$200	B
Locally Mounted	5%			2030	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Located On 3rd Floor							
	Explanation : Located On Roof Setback							
Motor Control Center	80%			2023	\$434,400	5	\$4,900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,600	B
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	80%			2038	* *	1	\$55,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Generator Room							
	Explanation : 3 Automatic Transfer Switches - 1600 Amps, 3p, 480v							
Manual	20%			2045	* *	5	\$200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Generator Room							
	Explanation : One Manual Transfer Switch							
Generators								
Diesel	25%			2028	* *	1	\$21,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Located On Basement Level							
	Explanation : (2) 1250 Kva And (1) 375 Kva Generators That Serve 2nd Floor Data Center, Maintained Bydata Center Personnel							
No Component	75%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Throughout							
	Explanation : Building Is Fed From Other Building Emergency System.							
Batteries								
Lead/Acid	10%			2019	\$100	5	\$800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : For Data Center Generators							
No Component	90%							D
Fuel Storage								
Day Tank	5%			2041	* *	5	\$2,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Emergency Generator Room							
	Explanation : One 250 Gallon Tank							
Main Tank	95%			2053	* *	5	\$6,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside Parking							
	Explanation : (2) 4000 Gallon Main Tanks							

**Lighting**

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

**Asset # : 56**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting									
Interior Lighting	Fluorescent	5%			2020	\$57,500	10	\$10,200	B
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby							
Fluorescent		90%			2020	\$1,034,400	10	\$183,800	B
		T-5 Lamps, Extent : Light, Area Affected : 35% Location : Throughout							
		T-8 Lamps, Extent : Light, Area Affected : 35% Location : Throughout							
		T-12 Lamps, Extent : Light, Area Affected : 30% Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 5% Location : Located On 2nd Floor Explanation : Halogen Lamps Observed							
HID		5%			2020	\$40,400	10	\$400	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : H I D Lamps							
Egress Lighting									
	Emergency, Battery	50%			2020	\$40,200	10	\$26,900	B
	Exit, Service	50%			2020	\$16,100	1		B
Exterior Lighting									
HID		100%			2025	\$82,000	10	\$700	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Located On Exterior - Under The Breeway Explanation : Controlled Via Timer							
Lightning Protection									
Arresters/Cabling	Generic	100%			2040	**	5	\$1,000	B
Alarm									
Security System	No Component	70%							D
	Generic	30%			2030	**	1	\$25,300	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Exit And Corridors. Explanation : Fixed Cameras							
Fire/Smoke Detection									
	No Component	70%							D
	Generic, Digital	30%			2033	**			B
		Recent Installation, Extent : Light, Area Affected : 100% Location : Throughout							

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER NURSES RESIDENCE - BLDG 4**  
**Asset # : 56**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2045	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Steam Provided By Adjacent Building #6							
Conversion Equipment								
Heat Exchanger	50%			2028	* *	1	\$55,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Heat Exchanger Serves Hot Water Heating System							
Pres. Reducing Valve/LP Steam	50%			2028	* *	5	\$6,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Prv Station Serves Steam Coils In Fan Units And A Heat Exchanger For The Hot Water Heating System							
Distribution								
Hot Wtr Piping/Pump	80%			2041	* *	4	\$13,200	B
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Recent Repipe Of Entire System							
Steam Piping/Pump	20%	0-2	\$92,500	2025	\$308,500	4	\$2,200	B
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations							
Terminal Devices								
Air Handler	20%	Now	\$238,200	2035	* *	1	\$24,800	B
	Abandoned in Place, Extent : Moderate, Area Affected : 50%							
	Location : Fan Room							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Fan Room							
	Explanation : Equipmment On Extended Life With Evidence Of Severe Steam Coil Leaks							
Convector/Radiator	80%			2030	* *	1	\$57,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	40%			2034	* *	1	\$96,400	B
Window/Wall Unit	60%	4+	\$54,500	2020	\$272,500	1		B
	Damaged, Extent : Moderate, Area Affected : 30%							
	Location : 30% Of Units Need Replacement							
Terminal Devices								
Air Handler/Cool/Ht	5%			2030	* *	1	\$6,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : In Data Center							
	Explanation : Air Handler							
No Component	95%							D
Ventilation								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$78,600	B
	No Component	60%							D
	Exhaust Fans								
	Interior	96%	Now	\$140,600	2035	* *	2	\$5,200	B
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Fan Room							
	Roof	4%			2020	\$7,000	2	\$300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Booster Pump To Get Water To Higher Floors							
	HW Heat Exchanger								
	Low Temp	100%			2025	\$68,500	4	\$33,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : 1,000 Gallon Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Facility Engineer Reports Pumps Not Working							
	Backflow Preventer								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Entire Site							
		Explanation : Backflow Preventers Are A Part Of The Campus Water Main System And Are In Various Locations							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-13, Penthouse.							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$112,200	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	90%							D
	Generic	10%			2045	* *	1-2	\$6,200	B
Fire Pump									
	No Component	90%							D
	Generic	10%	2-4	\$1,600	2028	* *	1	\$3,700	B
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Pump Room									

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6  
**Address** : 1420 PELHAM PARKWAY SOUTH & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.100 / 14113 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 384,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,8  
**Block** : 4205 **Lot** : 1 **BIN** : 2826699

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$703,000	\$255,200
Interior Architecture	\$1,396,200	\$1,336,500
Electrical		\$319,400
Mechanical	\$204,500	\$229,200
<b>Total</b>	<b>\$2,303,800</b>	<b>\$2,140,400</b>
Priority A	\$703,000	\$255,200
Priority B	\$1,191,100	\$1,441,100
Priority C	\$409,700	\$444,000
<b>Total</b>	<b>\$2,303,800</b>	<b>\$2,140,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$44,900	\$26,200		
Interior Architecture	\$79,700		\$56,700	\$3,500
Electrical	\$46,400	\$49,000	\$30,400	\$31,100
Mechanical	\$270,300	\$166,700	\$259,600	\$151,800
Elevators/Escalators	\$85,700	\$85,700	\$85,700	\$85,700
<b>Total</b>	<b>\$526,900</b>	<b>\$327,500</b>	<b>\$432,300</b>	<b>\$272,000</b>
Priority A	\$44,900	\$26,200		
Priority B	\$402,300	\$301,400	\$375,700	\$268,500
Priority C	\$79,700		\$56,700	\$3,500
<b>Total</b>	<b>\$526,900</b>	<b>\$327,500</b>	<b>\$432,300</b>	<b>\$272,000</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	Now	\$100,100	LIFE	**	5	\$7,700	A
	Efflorescence, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Masonry: Brick	55%			LIFE	**	5	\$269,400	A
	Efflorescence, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Upper Facade							
	Explanation : Modular							
Masonry: Brick	25%			LIFE	**	5	\$122,500	A
	Efflorescence, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Lower Facade							
	Explanation : Square							
Metal Panel	5%	Now	\$4,400	2045	**	5	\$23,000	A
	Water Penetration, Extent : Severe, Area Affected : 100%							
	Location : Underside Of Metal Canopy							
Stucco Cement	5%	Now	\$17,600	2038	**	5	\$15,300	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Stucco Overhang At Main Entry							
Window Wall	5%			2051	**	5	\$45,900	A
Windows								
Aluminum	85%			2047	**	5	\$118,600	A
Fiberglass Panel	10%			2047	**	5	\$52,300	A
Metal Louvers	5%			2038	**	10	\$43,600	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$111,700	A
Masonry: Brick	50%			LIFE	**	5-10	\$154,700	A
	Efflorescence, Extent : Moderate, Area Affected : 40%							
	Location : 4th Floor Roof Parapets							
Metal Panel	5%			2045	**	5	\$8,800	A
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Low Roof Parapet Wall							
Roof								
Plaza Roof: Stone Panels	2%			2045	**			A
Single Ply Membrane	98%	2-4	\$83,300	2030	**			A
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Main Roof, Various Locations							
	Explanation : Bitumen In Pitch Cup At Dunnage Supports Are Cracking							

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**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 Code
Interior Floors								
Cast in Place Concrete	10%	2-4	\$29,200	LIFE	* *	5	\$124,000	C
Horizontal Cracks, Extent : Moderate, Area Affected : 100%								
Location : Throughout Mechanical Room								
Granite Panels	5%			LIFE	* *	5	\$42,500	C
Vinyl Tile	5%	0-2	\$4,800	2033	* *	3	\$10,600	C
Worn/Eroded, Extent : Light, Area Affected : 5%								
Location : Corridor By Loading Dock Area In Basement								
Vinyl Tile	80%			2033	* *	3	\$170,000	C
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$98,900	C
Gypsum Board	20%	Now	\$10,200	LIFE	* *	5	\$74,200	C
Broken/Missing Elements, Extent : Light, Area Affected : 35%								
Location : Throughout 4th Floor Mechanical Room								
Gypsum Board	53%			LIFE	* *	5-10	\$556,700	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors Throughout								
Explanation : This Area Of Gypsum Board Was Finished With Wall Covering.								
Masonry: Brick	5%			LIFE	* *	10	\$9,300	C
Masonry: Fieldstone	2%			LIFE	* *	10	\$4,900	C
Ceilings								
AcousTileSusp.Lay-In	40%			2042	* *	5	\$226,700	B
Exposed Struc: Steel	10%			LIFE	* *	10	\$113,300	B
Gypsum Board	40%			LIFE	* *	5-10	\$779,100	B
Wood	10%	Now	\$264,100	LIFE	* *	5	\$495,800	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Delaminated/ Missing Wood Panels In Main Entry Lobby								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Misaligned								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2051	* *	5	\$2,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amp Main Disconnect Switch fed From Building 1								
(1) 600 A Main Disconnect Switch For Fire Pump								

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	90%			2042	* *	5	\$1,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Transformers Rated At 112.5 75 , 45 And 30 Kva							
Dry Type	10%			2042	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : G 007 (Basement)							
	Explanation : One 15 Kva Transformer For Fire Alarm							
Switchgear / Switchboard								
Air Circuit Breaker	50%			2051	* *	5	\$1,000	B
Fused Knife Sw	50%			2051	* *	5	\$800	B
Raceway								
Conduit	100%			2051	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2047	* *	5	\$10,100	B
Wiring								
Thermoplastic	100%			2051	* *	1		B
Motor Controllers								
Locally Mounted	30%			2042	* *	5	\$800	B
Motor Control Center	70%			2042	* *	5	\$7,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$11,300	B
Stand-by Power								
Transfer Switches								
Automatic	95%			2042	* *	1	\$112,200	B
Manual	5%			2051	* *	5	\$100	B
Generators								
Diesel	98%			2038	* *	1	\$145,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Three 1125 Kva Generators							
Diesel	2%	Now	\$1,600	2040	* *	1	\$2,700	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Basement							
	Explanation : Dampers Reported To Be Not Operational							
Batteries								
Lead/Acid	100%			2019	\$700	5	\$14,200	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Fuel Storage								
Day Tank	25%			2047	* *	5	\$17,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Three 150 Gallons Tank.</i>							
Main Tank	75%			2060	* *	5	\$8,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : Three 20,000 Gallons Tank</i>							
Lighting								
Interior Lighting								
Fluorescent	92%			2033	* *	10	\$319,400	B
	<i>Motion Sensors in Use, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>T-5 Lamps, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>T-8 Lamps, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
HID	8%			2033	* *	10	\$1,000	B
Egress Lighting								
Emergency, Service	70%			2033	* *	1		B
Exit, LED	30%			2060	* *	1		B
Exterior Lighting								
HID	30%			2033	* *	10	\$400	B
No Component	70%							D
Alarm								
Security System								
No Component	70%							D
Generic	30%			2033	* *	1	\$43,000	B
Fire/Smoke Detection								
No Component	70%							D
Generic, Digital	30%			2033	* *			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Parking Lot</i>							
	<i>Explanation : 3 - 20,000 Tanks For #2 To Serve Both The Boilers And Generators</i>							

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Heat Exchanger	10%			2034	* *	1	\$18,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Exchanger Serves Re-heat System And Several Unit Heaters For Mechanical Spaces							
	Steam Boiler	90%			2038	* *	1	\$337,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 4 Boilers Provide Steam To Building #1, #4, And #6							
Distribution									
	Hot Wtr Piping/Pump	40%			2041	* *	4	\$11,200	B
	Steam Piping/Pump	40%	4+	\$52,500	2045	* *	4	\$7,500	B
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Steam Piping/Pump	20%			2045	* *	4	\$5,600	B
Terminal Devices									
	Air Handler	80%			2030	* *	1	\$187,300	B
	Fan Coil Unit/Heat	20%			2030	* *	1	\$24,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Re-heat System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2028	* *	1	\$409,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room							
		Explanation : Two Chillers / R-123							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$28,000	B
Terminal Devices									
	Air Handler/Cool/Ht	100%	4+	\$31,900	2030	* *	1	\$210,700	B
		Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2%							
		Location : Various Locations							
Heat Rejection									
	Water Cool Tower	100%			2026	* *	2	\$381,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Cell Cooling Tower							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$334,200	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	50%	4+	\$10,400	2030	* *	2	\$4,600	B
	Broken, Extent : Light, Area Affected : 10%							
	Location : B-1 Make-up Air Fan Needs Repair							
Roof	50%			2030	* *	2	\$5,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 3 Booster Pumps							
HW Heat Exchanger								
Low Temp	100%	Now	\$58,300	2045	* *	4	\$37,400	B
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : Hot Water Supplied By Building 1							
	Unit Inoperable, Extent : Light, Area Affected : 100%							
	Location : Building #1							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Building #1							
	Explanation : Instantaneous Water Heater Located In Building 1 / Temporary Hot Water Supply From Building 1 Equipment							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2025	\$36,400	1	\$23,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (8) B To 8							
	Explanation : 8 Units							
Hydraulic	20%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B To 2							
	Explanation : 2 Units							
Escalators								
Under 20' Rise	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Lobby To 1							
	Explanation : 2 Units							
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$190,900	B

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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER PATIENT CARE - BLDG 6**  
**Asset # : 14113**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	Generic	100%			2045	* *	1-2	\$106,100	B
Fire Pump									
	Generic	100%			2034	* *	1	\$70,700	B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9  
**Address** : 1400 PELHAM PARKWAY SOUTH & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.050 / 58 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 25,818 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4205 **Lot** : 1 **BIN** : 2097546

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$1,082,400	\$162,700
Interior Architecture		\$36,300	\$57,100
Electrical			\$45,000
Mechanical			\$59,600
<b>Total</b>		<b>\$1,118,700</b>	<b>\$324,500</b>
Priority A		\$1,082,400	\$162,700
Priority B		\$36,300	\$104,600
Priority C			\$57,100
<b>Total</b>		<b>\$1,118,700</b>	<b>\$324,500</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,700		\$6,500	
Interior Architecture	\$84,900		\$1,400	\$1,700
Electrical	\$73,900	\$100	\$200	\$100
Mechanical	\$18,800	\$1,600	\$1,200	\$30,600
<b>Total</b>	<b>\$182,300</b>	<b>\$1,700</b>	<b>\$9,400</b>	<b>\$32,400</b>
Priority A	\$4,700		\$6,500	
Priority B	\$103,800	\$1,700	\$2,900	\$30,700
Priority C	\$73,800			\$1,700
<b>Total</b>	<b>\$182,300</b>	<b>\$1,700</b>	<b>\$9,400</b>	<b>\$32,400</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9**  
**Asset # : 58**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$4,700	LIFE	* *	5	\$20,800	A
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : East Side Of Building							
	Explanation : Missing Metal Grating At Top Of Areaway Wall							
Masonry: Brick	80%	Now	\$399,200	LIFE	* *	5	\$66,700	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Below Window Sills, West Elevation							
	Loose/Delam Surface, Extent : Severe, Area Affected : 25%							
	Location : West Elevation, Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : From Car Impacts At West Elevation							
Metal Panel	10%			2035	* *	5-10	\$57,300	A
Metal Sect. OHD	5%			2038	* *	5	\$13,000	A
Windows								
Aluminum	100%	Now	\$415,800	2033	* *	5	\$8,300	A
	Air Infiltration, Extent : Severe, Area Affected : 80%							
	Location : Throughout.							
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Window Next To Garage Door.							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Window By Garage Door.							
	Explanation : Window Sill Lifted Up.							
Roof								
Roll Roofing	100%	Now	\$267,400	2027	* *	5	\$54,400	A
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
	Location : All.							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Soffit Areas.							
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations							
	Explanation : Soffits Are Broken Through With Water Running From Them.							

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9**  
**Asset # : 58**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$26,900	LIFE	* *	5	\$57,100	C
	Loose/Delam Surface, Extent : Light, Area Affected : 5%							
	Location : Basement.							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Basement.							
	Other Observation, Extent : Severe, Area Affected : 90%							
	Location : Basement.							
	Explanation : Severe Staining From Rusted Water.							
Ceramic Tile	5%			2034	* *	5	\$1,700	C
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Toilet Room.							
Vinyl Tile	20%	Now	\$17,600	2030	* *	3	\$2,600	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations.							
	Worn/Eroded, Extent : Moderate, Area Affected : 60%							
	Location : Throughout.							
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,500	C
Gypsum Board	10%			LIFE	* *	5-10	\$3,200	C
Plaster	15%			LIFE	* *	5-10	\$2,400	C
SGFT/Glazed Masonry	60%	0-2	\$21,400	LIFE	* *			C
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Basement.							
SGFT/Glazed Masonry	5%	Now	\$3,600	LIFE	* *			C
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : E M S Garage Plumbing Chase Wall							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Shop Wall At Corridor							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Shop Wall At Corridor							
Ceilings								
AcousTileSusp.Lay-In	8%			2038	* *	5	\$2,800	B
AcousTileSusp.Lay-In	2%			2030	* *	5	\$700	B
	Recent Repair Evident, Extent : Light, Area Affected : 80%							
	Location : Facilities/ Administrative Office							
Exposed Concrete	10%	Now	\$11,100	LIFE	* *	5	\$500	B
	Paint Peeling, Extent : Severe, Area Affected : 80%							
	Location : Basement							
Plaster	80%	Now	\$36,300	LIFE	* *	5	\$17,400	B
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Main Corridor							
	Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Main Corridor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Main Corridor							

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9**  
**Asset # : 58**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$1,700	2055	* *	5	\$100	B
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1200 Amp.								
Switchgear / Switchboard								
Molded Case Bkrs	100%	0-2	\$21,100	2055	* *	5	\$300	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1200 Amp.								
Raceway								
Conduit	90%			2025	\$20,700	1		B
Conduit	10%			2035	* *	1		B
Panelboards								
Fused Disc Sw	10%			2033	* *	5	\$100	B
Molded Case Bkrs	70%	2-4	\$12,600	2050	* *	5	\$200	B
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Molded Case Bkrs	20%			2033	* *	5	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$14,500	2050	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	10%			2035	* *	1		B
Motor Controllers								
Locally Mounted	50%	2-4	\$6,800	2045	* *	5		B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Locally Mounted	50%			2023	\$6,800	5	\$100	B
Other Observation, Extent : Light, Area Affected : 50%								
Location : E M S Vehicular Entrance								
Explanation : Motorized Door Operator								
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9**  
**Asset # : 58**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	80%			2020	\$36,000	10	\$17,100	B
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Fluorescent	20%			2025	\$9,000	10	\$4,300	B
	T-5 Lamps, Extent : Light, Area Affected : 100%							
	Location : Paint Shop							
Egress Lighting								
Emergency, Service	30%			2025	\$1,000	1		B
Exit, Service	30%			2020	\$1,000	1		B
No Component	40%							D
Exterior Lighting								
HID	30%			2020	\$400	10		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Controlled Via Photocell							
No Component	70%							D
Alarm								
Security System								
No Component	90%							D
Generic	10%			2025	\$7,800	1	\$1,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : In Facilities Office							
	Explanation : Cameras Observed							
Fire/Smoke Detection								
No Component	70%							D
Generic, Analog	30%			2033	* *			B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2035	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam Supplied From Adjacent Building							
Distribution								
Steam Piping/Pump	100%	4+	\$3,200	2035	* *	4	\$1,100	B
	Broken, Extent : Moderate, Area Affected : 20%							
	Location : Condensate Return Pump Needs Repair In Basement							

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER SHOPS/EMS GARAGE - BLDG 9**  
**Asset # : 58**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convactor/Radiator	60%			2030	* *	1	\$4,500	B
Unit Heater-Stm/HW	40%	4+	\$11,900	2025	\$59,600	4	\$900	B
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$29,700	2	\$100	B
Window/Wall Unit	30%			2020	\$14,200	1		B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	10%			2030	* *	2	\$1,600	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,100	B
No Component	90%							D
Exhaust Fans								
Interior	10%			2020	\$2,600	2	\$100	B
Roof	10%	Now	\$1,800	2035	* *	2	\$100	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Toilet Exhaust Fan</i>								
Wall Unit	40%			2020	\$14,000	2	\$300	B
No Component	40%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Electric	100%			2023	\$3,600	4	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 200 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Leak Reported By Facility Engineer</i>								
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storm Drain Piping Operation Not Observed On Day Of Survey</i>								

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

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

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

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

**Asset # : 58**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$11,000	4	\$2,500	B
		Broken, Extent : Light, Area Affected : 50%							
		Location : Facility Engineer Claims Units Do Not Work							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Sump Pump Operation Not Observed On Day Of Survey							
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	No Component	60%							D
	Generic	40%			2045	* *	1-2	\$2,600	B

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



Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2  
**Address** : 1920 SEMINOLE AVENUE & EASTCHESTER RD.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0002.040 / 57 **Yr Built/Renovated** : 1955 / 1998  
**Area Sq Ft** : 55,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 27-Mar-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 2,6  
**Block** : 4205 **Lot** : 1 **BIN** : 2097551

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$543,800	\$249,500
Interior Architecture	\$84,300	
Electrical	\$110,200	\$578,600
Mechanical	\$48,700	\$54,500
<b>Total</b>	<b>\$787,000</b>	<b>\$882,700</b>
Priority A	\$543,800	\$249,500
Priority B	\$205,800	\$633,100
Priority C	\$37,400	
<b>Total</b>	<b>\$787,000</b>	<b>\$882,700</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,800	\$100		
Interior Architecture	\$93,800	\$2,900	\$7,100	\$6,900
Electrical	\$27,400	\$2,100	\$5,900	\$2,100
Mechanical	\$36,300	\$5,100	\$5,600	\$4,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$167,300</b>	<b>\$16,100</b>	<b>\$24,600</b>	<b>\$19,100</b>
Priority A	\$3,800	\$100		
Priority B	\$72,800	\$16,000	\$20,300	\$12,200
Priority C	\$90,700		\$4,300	\$6,900
<b>Total</b>	<b>\$167,300</b>	<b>\$16,100</b>	<b>\$24,600</b>	<b>\$19,100</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	60%			LIFE	**	5	\$126,300	A	
Masonry: Brick	25%	Now	\$157,600	LIFE	**	5	\$26,300	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Bulkhead, Areaway At Cellar Stairwell									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Rear Elevation.									
Masonry: Brick	10%	Now	\$63,000	LIFE	**	5	\$10,500	A	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%									
Location : Various Spans.									
Window Wall	5%	Now	\$87,900	2055	**	5	\$9,900	A	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Corrosion/Rusting, Extent : Severe, Area Affected : 80%									
Location : Throughout.									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Windows									
Aluminum	90%	2-4	\$86,000	2050	**	5	\$1,000	A	
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Various Windows.									
Corrosion/Rusting, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Aluminum	10%			2047	**	5	\$200	A	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Security Office, 1st Floor									

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	75%	0-2	\$3,800	LIFE	* *	5	\$3,300	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various Locations.								
Expansion Jnt Failure, Extent : Light, Area Affected : 15%								
Location : Main Roof								
Loose/Delam Surface, Extent : Light, Area Affected : 2%								
Location : Just Under Coping.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Explanation : Mortar Is Porous And Stained From Holding Moisture.								
Masonry: Limestone	25%	0-2	\$86,100	LIFE	* *	5	\$1,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Staining/Discoloring, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Throughout.								
Roof								
Modified Bitumen	75%			2025	\$149,600	10	\$25,900	A
Skylight, Metal/Glass	5%			2045	* *	10	\$5,800	A
Traffic Topping	20%			2030	* *	10	\$11,500	A
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Roof/ Patio At 2nd Floor								

## Interior

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	10%			2024	\$72,300	3	\$8,600	C	
Cast in Place Concrete	5%	Now	\$600	LIFE	* *	5	\$6,200	C	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Various Locations.									
Explanation : Rust Staining.									
Ceramic Tile	5%	Now	\$22,000	2028	* *	5	\$1,400	C	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : All Toilet Rooms.									
Raised Access Floor	5%	Now	\$10,500	2034	* *	5	\$5,400	C	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Basement									
Explanation : Worn/ Eroded									
Slate	5%			LIFE	* *	5	\$6,100	C	
Vinyl Tile	50%	Now	\$12,000	2030	* *	3	\$10,700	C	
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Throughout Building.									
Vinyl Tile	10%			2033	* *	3	\$2,100	C	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : Security Office, 1st Floor									
Vinyl Tile 9" X 9"	10%			2030	* *	3	\$2,100	C	
Interior Walls									
Ceramic Tile	5%			2034	* *	5	\$6,700	C	
Gypsum Board	10%			LIFE	* *	5-10	\$22,800	C	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : Security Office, First Floor									
Masonry: Brick	5%			LIFE	* *	10	\$2,000	C	
Plaster	70%	Now	\$37,400	LIFE	* *	5	\$28,200	C	
Paint Peeling, Extent : Moderate, Area Affected : 80%									
Location : Throughout Building.									
Staining/Discoloring, Extent : Moderate, Area Affected : 80%									
Location : Throughout Building.									
Water Penetration, Extent : Moderate, Area Affected : 80%									
Location : Throughout Offices Adjacent To Windows.									
SGFT/Glazed Masonry	10%	Now	\$25,800	LIFE	* *			C	
Diagonal Cracks, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Throughout.									

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	10%		2038	* *	5	\$5,700	B
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*Cracking/Crumbling, Extent : Light, Area Affected : 2%**Location : Various Locations Have Small Sections Of Tile Missing.*

AcousTileSusp.Lay-In	10%		2042	* *	5	\$5,700	B
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*Recent Construction, Extent : Light, Area Affected : 100%**Location : Security Office, 1st Floor*

Exposed Concrete	5%		LIFE	* *	5-10	\$3,600	B
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*Paint Peeling, Extent : Severe, Area Affected : 50%**Location : Basement.*

Plaster	75%		LIFE	* *	5-10	\$73,600	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%		2025		\$30,500	5	\$200	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2 (1200 Amp.)*

## Switchgear / Switchboard

Molded Case Bkrs	100%		2025		\$95,100	5	\$1,500	B
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## Raceway

Conduit	90%		2025		\$57,300	1		B
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Conduit	10%		2035	* *	1			B
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## Panelboards

Molded Case Bkrs	90%	0-2	\$64,900	2050	* *	5	\$700	B
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*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs	10%		2033	* *	5	\$100	B
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## Wiring

Braided Cloth	70%	2-4	\$45,400	2050	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	30%		2035	* *	1		B
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## Motor Controllers

Locally Mounted	100%		2023		\$88,200	5	\$400	B
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## Ground

## Grounding Devices

Generic	100%		LIFE	* *	5	\$1,600	B
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## Stand-by Power

## Transfer Switches

Automatic	100%		2030	* *	1	\$17,000	B
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## Generators

Not Accessible	100%						D
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Batteries								
Not Accessible	100%							D
Fuel Storage								
Day Tank	100%			2033	* *	5	\$7,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 285 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$50,300	10	\$10,500	B
<i>T-8 Lamps, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	70%			2020	\$117,300	10	\$24,500	B
<i>T-12 Lamps, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2020	\$2,800	1		B
Exit, Service	50%			2020	\$2,800	1		B
Exterior Lighting								
HID	10%			2020	\$2,000	10		B
<i>Outdr Lights On During Daytime, Extent : Light, Area Affected : 50%</i>								
<i>Location : Exterior</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Controlled Via Photocell</i>								
Incandescent	90%			2020	\$21,800	2	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2040	* *	5	\$400	B
Alarm								
Security System								
No Component	80%							D
Generic	20%			2020	\$33,200	1	\$4,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic, Analog	30%			2020	\$170,500			B

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : 1 4,000 Gallon Tank For #2 Fuel						
Conversion Equipment								
HTHW/HW Exchanger	50%			2028	* *	2	\$1,200	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Steam To Hot Water						
Steam Boiler	50%			2038	* *	1	\$18,900	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Boilers						
Distribution								
Hot Wtr Piping/Pump	80%			2041	* *	4	\$2,300	B
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout						
Steam Piping/Pump	20%			2045	* *	4	\$600	B
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Basement						
Terminal Devices								
Convactor/Radiator	100%			2038	* *	1	\$12,300	B
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout						
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$48,700	2	\$200	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Computer Area Explanation : Split Units Serve This Area						
Window/Wall Unit	70%	4+	\$21,800	2020	\$54,500	1		B
		Malfunctioning, Extent : Light, Area Affected : 40% Location : Various Locations						
No Component	20%							D
Heat Rejection								
Remote Air Cond	10%			2025	\$18,100	2	\$2,700	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$13,500	B
No Component	60%							D

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**HEALTH AND HOSPITALS CORP. - 819**  
**JACOBI MEDICAL CENTER STAFF HOUSE - BLDG 2**  
**Asset # : 57**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	40%			2025	\$16,700	2	\$500	B
	Roof	20%	Now	\$6,000	2035	* *	2	\$200	B
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	No Component	40%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		B
	Water Heater								
	Gas Fired	100%			2023	\$8,800	2	\$600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Indirect Fired Unit 200 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							D
	Generic	20%			2035	* *	1-2	\$2,100	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : **KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Address** : **541 CLARKSON AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **HHC0009.020 / 126** **Yr Built/Renovated** : **1948 / 2006**  
**Area Sq Ft** : **286,300** **Project Type** : **HEALTH & HOSPITALS CORP.**  
**Date of Survey** : **15-Nov-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5,7,9**  
**Block** : **4829** **Lot** : **1** **BIN** : **3327711**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$132,900	\$557,500
Interior Architecture	\$607,300	\$2,174,700
Electrical	\$203,400	\$377,400
Mechanical	\$29,000	\$1,895,000
<b>Total</b>	<b>\$972,500</b>	<b>\$5,004,600</b>
Priority A	\$132,900	\$557,500
Priority B	\$349,500	\$2,439,100
Priority C	\$490,200	\$2,008,000
<b>Total</b>	<b>\$972,500</b>	<b>\$5,004,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture		\$104,200		\$31,600
Interior Architecture	\$3,300		\$13,700	\$14,500
Electrical	\$82,000	\$50,300	\$62,600	\$43,400
Mechanical	\$48,600	\$91,900	\$77,200	\$88,500
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
<b>Total</b>	<b>\$169,400</b>	<b>\$281,800</b>	<b>\$189,000</b>	<b>\$213,600</b>
Priority A		\$104,200		\$31,600
Priority B	\$166,100	\$177,700	\$175,300	\$167,500
Priority C	\$3,300		\$13,700	\$14,500
<b>Total</b>	<b>\$169,400</b>	<b>\$281,800</b>	<b>\$189,000</b>	<b>\$213,600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Asset # : 126**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$101,300	A
Glass Block	5%			LIFE	**	5	\$12,700	A
Masonry: Brick	75%			LIFE	**	5	\$303,800	A
Metal Panel	3%			2032	**	5-10	\$83,500	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Metal Panel	2%			2048	**	5-10	\$55,700	A
Panel/Paver: Limestone	5%			LIFE	**	5	\$15,200	A
Window Wall	5%			2048	**	5	\$75,900	A
Windows								
Aluminum	95%			2044	**	5	\$63,200	A
Metal Louvers	5%			2031	**	10	\$20,800	A
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$4,400	A
Metal Panel	20%			2042	**	5	\$6,100	A
Metal Rail	20%			2027	**	5-10	\$28,600	A
Stucco Cement	5%			2027	**	5	\$1,000	A
Roof								
Built-Up (BUR)	45%			2027	**	10	\$54,400	A
Modified Bitumen	25%			2027	**	10	\$30,200	A
Paver: Asphalt	5%			2025	\$53,700	10	\$9,100	A
Single Ply Membrane	10%			2030	**	10	\$12,100	A
Traffic Topping	15%			2027	**	10	\$30,200	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$36,300	C
Ceramic Tile	2%			2031	**	5	\$6,600	C
Terrazzo	25%			LIFE	**	5	\$64,800	C
Vinyl Tile	35%	Now	\$490,200	2022	\$980,300	3	\$43,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	33%			2030	**	3	\$41,100	C
Interior Walls								
Ceramic Tile	5%			2025	\$758,700	5	\$27,700	C
Glass: Single Pane	2%			LIFE	**	5	\$8,300	C
Gypsum Board	18%			LIFE	**	5	\$59,800	C
Gypsum Board	20%			LIFE	**	5	\$66,500	C
Metal Panel	5%			LIFE	**			C
Plaster	25%			LIFE	**	5	\$41,600	C
SGFT/Glazed Masonry	25%			LIFE	**			C

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Asset # : 126**

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

## Interior

## Ceilings

AcousTileConcealSpLn	25%	Now	\$51,000	2027	* *	5	\$39,700	B
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

AcousTileSusp.Lay-In	50%			2035	* *	5	\$127,000	B
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Gypsum Board	5%			LIFE	* *	5	\$15,900	B
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Plaster	20%	Now	\$66,100	LIFE	* *	5	\$31,700	B
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2022	\$65,000	5	\$7,500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 5000 Amps And Two 1600 Amps Main Disconnect Switch*

## Transformers

Dry Type	100%			2035	* *	5	\$1,100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 150 Kva, 480/208/120v*

## Switchgear / Switchboard

Fused Disc Sw	30%			2022	\$66,600	5	\$400	B
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Fused Disc Sw	20%			2042	* *	5	\$200	B
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Molded Case Bkrs	50%			2042	* *	5	\$3,800	B
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## Raceway

Conduit	20%			2022	\$57,300	1		B
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Conduit	80%			2042	* *	1		B
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## Panelboards

Fused Disc Sw	5%			2021	\$14,400	5	\$300	B
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Molded Case Bkrs	95%			2038	* *	5	\$7,200	B
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## Wiring

Braided Cloth	10%	2-4	\$32,400	2047	* *	1		B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Insulation Aged*

Thermoplastic	90%			2042	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2020	\$188,600	5	\$1,900	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$4,200	B
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## Stand-by Power

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Asset # : 126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2035	* *	1	\$88,100	B
Generators								
Diesel	100%			2031	* *	1	\$110,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 750 Kw</i>						
Batteries								
Lead/Acid	100%			2016	\$700	5	\$10,600	B
Fuel Storage								
Day Tank	50%			2038	* *	5	\$20,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons</i>						
Main Tank	50%			2050	* *	5	\$3,300	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2027	* *	10	\$193,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	5%			2027	* *	10	\$10,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-5 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2027	* *	1		B
Exit, LED	50%			2037	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$900	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$1,300	B
<b>Alarm</b>								
Security System								
No Component	30%							D
Generic	70%			2027	* *	1	\$74,900	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$176,400	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2032	* *	1		B

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Asset # : 126**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$136,500	5	\$13,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$10,900	B
Terminal Devices								
Air Handler	50%			2027	* *	1	\$68,600	B
Convactor/Radiator	50%			2027	* *	1	\$35,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2027	* *	1	\$51,400	B
Window/Wall Unit	50%			2020	\$226,200	1		B
Distribution								
Chilled Wtr Pipe/Pump	50%			2042	* *	4	\$5,500	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$137,200	B
Heat Rejection								
Water Cool Tower	100%			2023	\$631,700	2	\$223,200	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$61,800	B
No Component	50%							D
Exhaust Fans								
Interior	100%			2022	\$243,300	2	\$6,800	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$657,300	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$21,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$1,600	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2027	* *	1	\$13,600	B
Fixtures								
Generic	100%							B

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG E**  
**Asset # : 126**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	25%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Elevator Machinery Room							
		Explanation : 1 Unit Not Rebuilt							
	Gearless Traction	75%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Penthouse Level							
		Explanation : 3 Units Rebuilt With Direct Drive							
Fire Suppression									
Standpipe									
	Generic	100%		2032		* *	1-5	\$111,800	B
Sprinkler									
	Generic	100%		2042		* *	1-2	\$62,100	B
Fire Pump									
	Generic	100%		2031		* *	1	\$41,400	B

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY  
**Address** : 604 WINTHROP STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.040 / 128 **Yr Built/Renovated** : 1927 /  
**Area Sq Ft** : 51,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,913,600	\$279,500
Interior Architecture	\$383,900	\$35,500
Electrical	\$549,100	\$265,400
<b>Total</b>	<b>\$2,846,700</b>	<b>\$580,400</b>
Priority A	\$1,913,600	\$279,500
Priority B	\$549,100	\$300,900
Priority C	\$383,900	
<b>Total</b>	<b>\$2,846,700</b>	<b>\$580,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$99,000			
Interior Architecture	\$96,100	\$7,600		\$3,800
Electrical	\$2,300	\$22,800	\$1,600	\$1,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$213,100</b>	<b>\$46,200</b>	<b>\$17,400</b>	<b>\$21,200</b>
Priority A	\$99,000			
Priority B	\$18,000	\$40,500	\$17,400	\$17,400
Priority C	\$96,100	\$5,700		\$3,800
<b>Total</b>	<b>\$213,100</b>	<b>\$46,200</b>	<b>\$17,400</b>	<b>\$21,200</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**  
**Asset # : 128**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%	Now	\$627,900	LIFE	* *	5	\$104,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Granite	3%			LIFE	* *	5	\$2,600	A
Masonry: Limestone	2%	Now	\$25,300	LIFE	* *	5	\$1,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$33,500	2027	* *	5	\$7,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<b>Windows</b>								
Aluminum	95%	0-2	\$1,093,000	2047	* *	5	\$13,100	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	5%	0-2	\$71,700	2047	* *	5	\$8,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$38,100	LIFE	* *	5	\$6,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%	Now	\$14,600	2042	* *	5	\$2,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**  
**Asset # : 128**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	20%	0-2	\$25,700	2032	* *			A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Vegetation Growth, Extent : Severe, Area Affected : 35%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 55%							
	Location : Lower Roof							
IRMA/Protected Membrane	78%			2022	\$174,600	10	\$22,100	A
Skylight, Metal/Glass	2%	0-2	\$83,000	2052	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Lower Roof							
	Deformed/Dented, Extent : Moderate, Area Affected : 35%							
	Location : Lower Roof							
Interior								
Floors								
Carpet	10%	Now	\$96,100	2024	\$96,100	3	\$11,400	C
	Worn/Eroded, Extent : Moderate, Area Affected : 65%							
	Location : Penthouse							
	Wrinkling, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Terrazzo	30%			LIFE	* *	5	\$17,800	C
Vinyl Tile	60%			2017	\$383,900	3	\$17,100	C
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$5,300	C
Plaster	90%			LIFE	* *	5	\$23,700	C
Ceilings								
AcousTileSusp.Lay-In	5%			2027	* *	5	\$3,800	B
Exposed Concrete	20%			LIFE	* *	5	\$2,400	B
Plaster	75%			LIFE	* *	5	\$35,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$17,000	5	\$1,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Electrical Service No Ratings Available								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$95,100	5	\$1,400	B
Raceway								
Conduit	90%			2022	\$81,600	1		B
Conduit	10%			2032	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2021	\$84,100	5	\$1,400	B
Wiring								
Braided Cloth	90%	2-4	\$85,700	2047	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	10%			2032	* *	1		B
Motor Controllers								
Locally Mounted	90%	2-4	\$41,600	2042	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : On Extended Life.</i>								
Locally Mounted	10%			2020	\$4,600	5		B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$15,800	B
Lighting								
Interior Lighting								
Fluorescent	95%			2017	\$377,600	10	\$44,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	5%			2017	\$19,900	2	\$100	B
Egress Lighting								
Exit, Service	100%			2022	\$7,300	1		B
Exterior Lighting								
Not Accessible	100%							D
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Is Not Occupied</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Not Accessible	100%							D
	Terminal Devices								
	Not Accessible	100%							D
Air Conditioning									
	Energy Source								
	Not Accessible	100%							D
	Conversion Equipment								
	Not Accessible	100%							D
	Distribution								
	Not Accessible	100%							D
	Terminal Devices								
	Not Accessible	100%							D
	Heat Rejection								
	Not Accessible	100%							D
Ventilation									
	Distribution								
	Not Accessible	100%							D
	Exhaust Fans								
	Not Accessible	100%							D
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							D
	Water Heater								
	Not Accessible	100%							D
	HW Heat Exchanger								
	Not Accessible	100%							D
	Sanitary Piping								
	Not Accessible	100%							D
	Storm Drain Piping								
	Not Accessible	100%							D
	Sump Pump(s)								
	Not Accessible	100%							D
	Sewage Ejector(s)								
	Not Accessible	100%							D
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Not Accessible	100%							D
Vertical Transport									
	Elevators								
	Not Accessible	100%							D
Fire Suppression									
	Standpipe								
	Not Accessible	100%							D
	Sprinkler								
	Not Accessible	100%							D

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG F - NEUROLOGY**

**Asset # : 128**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Fire Pump									
	Not Accessible	100%							D

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : **KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**  
**Address** : **560 CLARKSON AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **HHC0009.030 / 127** **Yr Built/Renovated** : **1940 /**  
**Area Sq Ft** : **164,600** **Project Type** : **HEALTH & HOSPITALS CORP.**  
**Date of Survey** : **19-Nov-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Floors 1**  
**Block** : **4829** **Lot** : **1** **BIN** : **3327711**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,235,300	\$598,300
Interior Architecture	\$716,900	\$351,500
Electrical	\$1,378,500	\$546,300
<b>Total</b>	<b>\$4,330,800</b>	<b>\$1,496,100</b>
Priority A	\$2,235,300	\$598,300
Priority B	\$1,378,500	\$604,700
Priority C	\$716,900	\$293,100
<b>Total</b>	<b>\$4,330,800</b>	<b>\$1,496,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$40,300	\$8,200		
Interior Architecture	\$3,200	\$31,900	\$223,700	\$3,200
Electrical	\$7,000	\$9,600	\$5,100	\$5,100
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
<b>Total</b>	<b>\$71,300</b>	<b>\$70,400</b>	<b>\$249,500</b>	<b>\$29,000</b>
Priority A	\$40,300	\$8,200		
Priority B	\$27,700	\$51,500	\$25,800	\$25,800
Priority C	\$3,200	\$10,600	\$223,700	\$3,200
<b>Total</b>	<b>\$71,300</b>	<b>\$70,400</b>	<b>\$249,500</b>	<b>\$29,000</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**  
**Asset # : 127**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$722,500	LIFE	* *	5	\$241,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : East Facade At Northeast Wing Above Upper Floor Windows								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Masonry: Brick	5%	Now	\$192,700	LIFE	* *	5	\$16,100	A
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Bulkheads								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Bulkheads								
Masonry: Limestone	5%	Now	\$174,400	LIFE	* *	5	\$12,100	A
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Spandrels, North And South Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Spandrels, North And South Facades								
Metal: Cage/Fence	15%	Now	\$162,600	2035	* *	5	\$105,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout The North East And West Wings And South East And West Wings								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout The North East And West Wings And South East And West Wings								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout The North East And West Wings And South East And West Wings								
Windows								
Aluminum	20%			2030	* *	5	\$1,400	A
Metal/Detention Type	15%	0-2	\$206,300	2052	* *	5	\$1,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : 5th And 6th Floors								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout, 5th Floor								
Steel	65%			2021	\$235,300	5	\$56,700	A
Parapets								
Masonry: Brick	90%	Now	\$118,700	LIFE	* *	5	\$10,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location :								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$12,000	LIFE	* *	5	\$1,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**  
**Asset # : 127**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	50%	0-2	\$204,200	2032	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
Metal Panel	5%			2027	**	10	\$8,200	A
Panel/Paver: Cer/Brk	45%	0-2	\$453,800	2052	**			A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor, Terrace Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor, Terrace Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor, Terrace Roof</i>								
Interior								
Floors								
Carpet	10%			2018	\$215,200	3	\$25,500	C
Terrazzo	25%			LIFE	**	5	\$33,200	C
Vinyl Tile	15%			2022	\$215,100	3	\$12,700	C
Vinyl Tile	50%			2017	\$716,900	3	\$31,900	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$15,000	C
Metal Panel	5%			LIFE	**			C
Plaster	65%			LIFE	**	5	\$78,000	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTile,Adhered	25%			2027	**	5	\$42,500	B
Exposed Concrete	20%			LIFE	**	5	\$5,300	B
Plaster	55%			LIFE	**	5	\$58,400	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$34,600	5	\$4,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 3000a</i>								
Switchgear / Switchboard								
Air Circuit Breaker	20%			2022	\$22,200	5	\$200	B
Molded Case Bkrs	80%			2022	\$88,800	5	\$3,500	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**  
**Asset # : 127**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	90%			2022	\$128,900	1		B
Conduit	10%			2032	* *	1		B
<b>Panelboards</b>								
Molded Case Bkrs	90%			2021	\$108,100	5	\$3,900	B
Molded Case Bkrs	10%			2030	* *	5	\$400	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$113,400	2047	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	30%			2032	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2020	\$220,600	5	\$1,100	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2027	* *	1	\$50,600	B
<b>Generators</b>								
Not Accessible	100%							D
<b>Batteries</b>								
Not Accessible	100%							D
<b>Fuel Storage</b>								
Not Accessible	100%							D
<b>Lighting</b>								
Interior Lighting								
Fluorescent	96%			2017	\$1,061,000	10	\$100,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Incandescent	4%			2017	\$44,400	2	\$100	B
<b>Egress Lighting</b>								
Exit, Service	100%			2027	* *	1		B
<b>Exterior Lighting</b>								
HID	100%			2017	\$59,700	10	\$500	B
<b>Alarm</b>								
Security System								
Not Accessible	100%							D
<b>Fire/Smoke Detection</b>								
Not Accessible	100%							D

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**  
**Asset # : 127**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Is Not Occupied</i>								
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Air Conditioning								
Energy Source								
Not Accessible	100%							D
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Heat Rejection								
Not Accessible	100%							D
Ventilation								
Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Not Accessible	100%							D
Storm Drain Piping								
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Not Accessible	100%							D
Vertical Transport								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG G - PSYCHIATRIC**

**Asset # : 127**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
	Elevators								
	Not Accessible	100%							D
Fire Suppression									
	Standpipe								
	Not Accessible	100%							D
	Sprinkler								
	Not Accessible	100%							D
	Fire Pump								
	Not Accessible	100%							D

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE  
**Address** : 648 ALBANY AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.190 / 299 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 62,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 17-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,561,100	\$172,800
Interior Architecture	\$520,900	\$171,000
Electrical	\$1,340,700	\$258,500
Mechanical	\$90,600	\$1,089,400
<b>Total</b>	<b>\$3,513,300</b>	<b>\$1,691,700</b>
Priority A	\$1,561,100	\$172,800
Priority B	\$1,539,400	\$1,399,800
Priority C	\$412,700	\$119,100
<b>Total</b>	<b>\$3,513,300</b>	<b>\$1,691,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$20,900			
Interior Architecture	\$3,600			\$5,200
Electrical	\$14,900	\$63,600	\$9,000	\$9,000
Mechanical	\$12,500	\$10,400	\$43,500	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$55,800</b>	<b>\$78,000</b>	<b>\$56,500</b>	<b>\$22,300</b>
Priority A	\$20,900			
Priority B	\$31,300	\$78,000	\$56,500	\$17,100
Priority C	\$3,600			\$5,200
<b>Total</b>	<b>\$55,800</b>	<b>\$78,000</b>	<b>\$56,500</b>	<b>\$22,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**  
**Asset # : 299**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$559,300	LIFE	* *	5	\$62,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Brick Piers At Terrace								
Rusting Masonry Supt, Extent : Severe, Area Affected : 20%								
Location : Upper Roof At Vertical Piers Of Terrace								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Exit #5 In Basement								
Masonry: Limestone	5%	Now	\$35,500	LIFE	* *	5	\$2,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout Coping, Spandrels								
Windows								
Wood	100%	Now	\$615,600	2047	* *	5	\$110,500	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Insect/Bird Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$51,800	LIFE	* *	5	\$9,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$20,900	LIFE	* *	5	\$1,300	A
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Throughout Cornice And Coping								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**  
**Asset # : 299**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$161,800	2032	* *			A
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof, West Side.</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof, West Side</i>								
Copper/Terne	25%			2037	* *	10	\$37,100	A
Panel/Paver: Cer/Brk	15%	Now	\$99,900	2052	* *			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Upper Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,200	C
Terrazzo	40%			LIFE	* *	5	\$26,000	C
Vinyl Tile	50%	0-2	\$350,400	2032	* *	3	\$15,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2025	\$119,100	5	\$4,300	C
Plaster	90%	Now	\$62,300	LIFE	* *	5	\$23,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 4th Floor, Corridors</i>								
Plywood/Hardboard	5%	Now	\$3,600	LIFE	* *			C
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$108,200	LIFE	* *	5	\$51,900	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**  
**Asset # : 299**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2022	\$17,000	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	90%	2-4	\$71,300	2052	* *	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%			2022	\$7,900	5	\$200	B
Raceway								
Conduit	100%			2022	\$72,700	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$2,700	5	\$100	B
Fused Knife Sw	5%	2-4	\$2,700	2047	* *	5		B
<i>Pitted/Corroded Buswrk, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	40%			2030	* *	5	\$700	B
Molded Case Bkrs	50%			2021	\$27,000	5	\$800	B
Wiring								
Braided Cloth	80%	2-4	\$66,300	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2022	\$16,600	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$65,400	5	\$400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$11,500	1	\$19,100	B
Generators								
Diesel	100%			2018	\$78,000	1	\$24,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 60 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$2,300	B
Fuel Storage								
Main Tank	100%			2025	\$6,700	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 100 Gals</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**  
**Asset # : 299**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2017	\$437,400	10	\$48,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	5%			2017	\$23,300	2	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	40%			2017	\$3,200	1		B
Emergency, Battery	10%			2022	\$2,000	10	\$1,300	B
Exit, Service	50%			2017	\$4,000	1		B
<b>Exterior Lighting</b>								
HID	100%			2017	\$22,600	10	\$200	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2022	\$93,400	1	\$11,600	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2017	\$639,200	1-3	\$38,300	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2032	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam Supplied From Power House</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2018	\$34,200	5	\$3,300	B
<b>Distribution</b>								
Steam Piping/Pump	100%			2022	\$147,400	4	\$2,700	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2020	\$581,000	1	\$17,900	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2030	* *	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	80%			2017	\$90,600	1		B
No Component	20%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,100	B
No Component	90%							D

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG K5 - STAFF HOUSE**  
**Asset # : 299**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Roof	10%			2022	\$7,600	2	\$200	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$8,200	2022	\$164,500	1		B
	Corroded, Extent : Moderate, Area Affected : 25%							
	Location : Water Main, And Basement							
HW Heat Exchanger								
Low Temp	100%			2022	\$17,100	4	\$5,500	B
	Corroded, Extent : Moderate, Area Affected : 30%							
	Location : Coil Connection							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2030	* *	1	\$3,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Enclosure Near Sidewalk							
	Explanation : Located Outside Bldg							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-4							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2022	\$196,500	1-5	\$29,000	B

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



Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY  
**Address** : 444 WINTHROP STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.090 / 108 **Yr Built/Renovated** : 1956 /  
**Area Sq Ft** : 93,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 16-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$3,135,300	\$100,600
Interior Architecture	\$783,300	\$72,300
Electrical	\$1,309,000	\$439,600
Mechanical		\$884,500
<b>Total</b>	<b>\$5,227,600</b>	<b>\$1,497,000</b>
Priority A	\$3,135,300	\$100,600
Priority B	\$1,365,600	\$1,359,400
Priority C	\$726,700	\$37,000
<b>Total</b>	<b>\$5,227,600</b>	<b>\$1,497,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$16,800			
Interior Architecture	\$41,100	\$5,300		\$4,400
Electrical	\$23,000	\$39,000	\$14,100	\$14,100
Mechanical	\$16,000	\$41,300	\$21,600	\$27,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$106,800</b>	<b>\$95,400</b>	<b>\$45,600</b>	<b>\$55,800</b>
Priority A	\$16,800			
Priority B	\$60,200	\$90,100	\$45,600	\$51,400
Priority C	\$29,800	\$5,300		\$4,400
<b>Total</b>	<b>\$106,800</b>	<b>\$95,400</b>	<b>\$45,600</b>	<b>\$55,800</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**  
**Asset # : 108**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$570,600	LIFE	* *	5	\$63,500	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 45%							
	Location : East Facade, Bulkheads, Corners							
	Diagonal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Bulkheads							
	Horizontal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Bulkheads							
	Spalling, Extent : Severe, Area Affected : 45%							
	Location : East Facade, Bulkheads, Corners, Areaway(s)							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vertical Cracks, Extent : Severe, Area Affected : 15%							
	Location : Bulkheads							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : East Facade, Bulkheads, Corners, Areaway(s)							
Granite Panels	35%	Now	\$520,100	LIFE	* *	5	\$37,100	A
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : North Facade, South Facade							
	Loose/Miss Fasteners, Extent : Light, Area Affected : 35%							
	Location : North Facade, South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Panel/Paver: Limestone	10%	Now	\$459,200	LIFE	* *	5	\$10,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
	Spalling, Extent : Light, Area Affected : 10%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
Slate Panels	5%	Now	\$36,600	LIFE	* *	5	\$5,300	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Window Wall	5%	Now	\$16,800	2042	* *	5	\$13,200	A
	Caulking Deteriorated, Extent : Light, Area Affected : 10%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**  
**Asset # : 108**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Aluminum	95%	Now	\$1,240,600	2047	**	5	\$14,900	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Louvers	5%			2031	**	10	\$9,800	A
Parapets								
Masonry: Brick	70%	Now	\$101,400	LIFE	**	5	\$5,900	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Granite Panels	20%	Now	\$38,800	LIFE	**	5	\$1,900	A
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : North Facade, South Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : North Facade, South Facade							
Panel/Paver: Limestone	10%			LIFE	**	5	\$900	A
Roof								
Built-Up (BUR)	95%	Now	\$167,700	2032	**			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 5th Floor Corridor Near Elevator							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%			2035	**	10	\$3,600	A
Interior								
Floors								
Quarry Tile	35%			2027	**	5	\$74,100	C
Terrazzo	10%			LIFE	**	5	\$11,000	C
Vinyl Tile	30%			2017	\$357,100	3	\$15,900	C
Vinyl Tile	25%	Now	\$29,800	2027	**	3	\$13,200	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$19,800	C
Masonry: Brick	10%			LIFE	**			C
SGFT/Glazed Masonry	70%	Now	\$332,600	LIFE	**			C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**  
**Asset # : 108**

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

## Interior

## Ceilings

AcousTileConcealSpLn	20%	Now	\$11,300	2027	* *	5	\$17,600	B
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*Staining/Discoloring, Extent : Moderate, Area Affected : 5%*

*Location : 5th Floor Corridor Near Elevator*

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

*Location : 5th Floor Corridor Near Elevator*

AcousTileSusp.Lay-In	45%	Now	\$51,000	2027	* *	5	\$31,700	B
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

AcousTileSusp.Lay-In	5%	Now	\$5,700	2035	* *	5	\$3,500	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Basement Corridor Near Elevator*

Exposed Concrete	30%			LIFE	* *	5	\$6,600	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	75%			2022	\$24,400	5	\$400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three 1600 Amps Main Disconnect Switch*

Fused Disc Sw	25%			2022	\$8,100	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 25%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Air Circuit Breaker	90%			2022	\$128,400	5	\$400	B
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Fused Disc Sw	10%			2022	\$14,300	5		B
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## Raceway

Conduit	100%			2022	\$71,200	1		B
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## Panelboards

Fused Disc Sw	5%			2021	\$4,800	5	\$100	B
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Molded Case Bkrs	95%			2021	\$91,300	5	\$2,300	B
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## Wiring

Braided Cloth	90%	2-4	\$76,600	2047	* *	1		B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Insulation Aged.*

Thermoplastic	10%			2022	\$8,500	1		B
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## Motor Controllers

Locally Mounted	20%			2020	\$4,500	5	\$100	B
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Motor Control Center	80%			2020	\$148,800	5	\$2,000	B
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## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**  
**Asset # : 108**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2020	\$11,500	1	\$28,600	B
Generators								
Diesel	100%			2018	\$78,000	1	\$36,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 150 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$3,400	B
Fuel Storage								
Day Tank	50%			2021	\$3,400	5	\$8,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gals.</i>								
Main Tank	50%			2025	\$5,600	5	\$1,400	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2017	\$117,600	10	\$81,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	5%			2017	\$6,200	2	\$100	B
Egress Lighting								
Exit, Service	50%			2022	\$6,700	1		B
Exit, Service	50%			2022	\$6,700	1		B
Exterior Lighting								
HID	100%			2017	\$16,200	10	\$300	B
<b>Alarm</b>								
Security System								
No Component	30%							D
Generic	70%			2030	* *	1	\$24,300	B
Fire/Smoke Detection								
Generic	100%			2017	\$955,800	1-3	\$57,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2032	* *	1		B

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**  
**Asset # : 108**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$57,200	5	\$5,500	B
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$6,900	B
Terminal Devices								
Air Handler	40%			2022	\$199,000	1	\$23,000	B
Convactor/Radiator	40%			2027	* *	1	\$12,000	B
Fan Coil Unit/Heat	20%			2022	\$276,400	1	\$6,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2027	* *	1	\$17,300	B
Window/Wall Unit	60%			2020	\$113,800	1		B
Terminal Devices								
Direct Expansion	100%			2027	* *	1		B
Heat Rejection								
Water Cool Tower	100%			2023	\$238,000	2	\$93,600	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$51,900	B
Exhaust Fans								
Interior	10%			2022	\$8,200	2	\$300	B
Roof	90%			2027	* *	2	\$2,600	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$5,500	2027	* *	1		B
<i>Broken, Extent : Moderate, Area Affected : 5% Location : House Pump</i>								
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$9,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$11,000	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2022	\$11,000	4	\$1,600	B
Backflow Preventer								
Generic	100%			2027	* *	1	\$5,700	B
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Enclosure Explanation : Located Outside Bldg.</i>								

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG P - PATHLOLOGY**  
**Asset # : 108**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032		* *	1-5	\$46,900 B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER  
**Address** : 410 WINTHROP STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.080 / 107 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 300,109 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 13-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,7  
**Block** : 4829 **Lot** : 1 **BIN** : 3327718

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$187,900	\$964,900
Interior Architecture	\$168,400	\$657,000
Electrical	\$272,500	\$15,500
Mechanical	\$39,200	\$1,186,700
<b>Total</b>	<b>\$668,000</b>	<b>\$2,824,100</b>
Priority A	\$187,900	\$964,900
Priority B	\$480,200	\$1,482,900
Priority C		\$376,200
<b>Total</b>	<b>\$668,000</b>	<b>\$2,824,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$16,600	\$5,300
Interior Architecture		\$42,100		\$64,000
Electrical	\$86,500	\$56,600	\$53,300	\$82,700
Mechanical	\$90,700	\$162,800	\$149,300	\$170,400
Elevators/Escalators	\$55,300	\$55,300	\$55,300	\$55,300
<b>Total</b>	<b>\$232,500</b>	<b>\$316,800</b>	<b>\$274,500</b>	<b>\$377,600</b>
Priority A			\$16,600	\$5,300
Priority B	\$232,500	\$274,600	\$257,900	\$308,400
Priority C		\$42,100		\$64,000
<b>Total</b>	<b>\$232,500</b>	<b>\$316,800</b>	<b>\$274,500</b>	<b>\$377,600</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$32,500	A
Pre-Cast Concrete	60%			LIFE	**	5	\$675,000	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All Elevations Below Roof Level That Don't Incorporate The Linear Ribbed Panel.								
Explanation : This Particular Panel System Incorporated A Uniform Finish.								
Pre-Cast Concrete	20%			LIFE	**	5	\$225,000	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Side Elevations.								
Explanation : This Particular System Incorporated A Linear Ribbed Finish.								
Stucco Cement	15%			2038	**	5	\$129,800	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse - Bulkhead Wall At Roof Levels.								
Explanation : With This Component We Are Referring To An Eifs.								
Windows								
Aluminum	100%			2043	**	5	\$28,000	A
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$7,800	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Exterior Finish Is Eifs								
Metal Rail	35%			2038	**	5-10	\$72,500	A
Metal: Cage/Fence	5%			2038	**	5-10	\$4,400	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 7th Floor								
Explanation : 7th Floor Walk Out Roof Area Parapets.								
Roof								
IRMA/Protected Membrane	75%			2029	**	10	\$78,900	A
Plaza Roof: Stone Panels	20%			2047	**			A
Single Ply Membrane	5%			2029	**	10	\$5,300	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 7th Floor Walk Out Roof.								
Explanation : 7th Floor Walk Out Roof Areas Contained An Astro-turf Surface.								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$98,300	C
Ceramic Tile	5%			2034	**	5	\$22,500	C
Terrazzo	3%			LIFE	**	5	\$10,500	C
Traffic Topping	7%			2029	**	5	\$39,300	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Explanation : Epoxy Flooring With Abrasive Topping								
Vinyl Tile	75%			2029	**	3	\$126,300	C

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

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

## Interior

## Interior Walls

Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	10%			2034	**	5	\$66,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	C
Glass: Single Pane	5%			LIFE	**	5	\$24,800	C
Gypsum Board	35%			LIFE	**	5	\$139,000	C
Gypsum Board	35%			LIFE	**	5	\$139,000	C

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

*Location : All Floors With The Exception Of The Basement And Penthouse.*

*Explanation : 1/2 Of Almost Every Gypsum Board Wall Was Finished In Wall Covering  
Below The Horizontal Impact Strip Protection.*

## Ceilings

AcousTileSusp.Lay-In	75%			2038	**	5	\$336,900	B
Exposed Concrete	5%			LIFE	**	5	\$3,500	B

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

*Location : Basement.*

*Explanation : Large Extent Of This Clg. Is Located In He Basement.*

Gypsum Board	10%			LIFE	**	5	\$56,100	B
Metal Panel	10%			LIFE	**	5	\$56,100	B

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

*Location : Penthouse Ceiling.*

*Explanation : Corrugated Decking Over Steel Framing.*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2047	**	5	\$1,300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2-4000 Amperes Main Service Switches.*

## Transformers

Dry Type	100%			2038	**	5	\$1,100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : One 500 Kva And Two 225 Kva.*

## Switchgear / Switchboard

Fused Disc Sw	50%			2047	**	5	\$600	B
Molded Case Bkrs	50%			2047	**	5	\$4,000	B

## Raceway

Conduit	100%			2047	**	1		B
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## Panelboards

Fused Disc Sw	30%			2043	**	5	\$2,100	B
Molded Case Bkrs	70%			2043	**	5	\$5,500	B

## Wiring

Thermoplastic	100%			2047	**	1		B
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2038	* *	5	\$1,000	B
	Variable Speed Drives, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Rooms							
Locally Mounted	50%			2038	* *	5	\$1,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Meter Room							
	Explanation : Connected To Main Water Pipe.							
Stand-by Power								
Transfer Switches								
Automatic	90%			2038	* *	1	\$83,100	B
Manual	10%			2047	* *	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Near Winthrop Entrance							
	Explanation : Outside Of Building							
Generators								
Diesel	100%			2034	* *	1	\$116,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : 1750 Kw Genset.							
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$66,900	B
Fuel Storage								
Main Tank	100%			2056	* *	5	\$8,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Tank Maximum Capacity Is 10,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	80%			2029	* *	10	\$220,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	19%			2029	* *	10	\$52,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor And Upper Floor Corridors							
	Explanation : Compact Fluorescent Lamps							
Fluorescent	1%			2021	\$15,500	10	\$2,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Elevators							
	Explanation : T-12 Lamps							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting Emergency, Battery	10%			2029	* *	10	\$7,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, Penthouse								
Explanation : Baterry Pack Emergency Lights Are Present In The Electrical And Mechanical Rooms Only								
Exit, Service	90%			2029	* *	1		B
Exterior Lighting Fluorescent	100%			2029	* *	10	\$27,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Compact Fluorescent Lamps								
<b>Alarm</b>								
Security System Generic	100%			2029	* *	1	\$112,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cctv-surveillance Camera And Intrusion Alarm System Are Both Functional.								
Fire/Smoke Detection Generic	100%			2029	* *	1-3	\$184,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm System Is Functional								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Campus Steam	100%			2047	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : High Press Steam From Hospital Steam Plant. Duel Fuel With 36,000 Gallon Storage								
Conversion Equipment Heat Exchanger	40%			2034	* *	1	\$59,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basment Mechanical Room								
Explanation : (2) Low Press Steam To Heating Hot Water Heat Exchangers For Reheat Coils And Terminal Units								
Pres. Reducing Valve/LP Steam	60%			2034	* *	5	\$10,700	B
Recent Installation, Extent : Light, Area Affected : 50%								
Location : Basement And Ph Mechanical Rooms, Lps To All Ahu's Heating Coil								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Hps, Press Reducing Station Takes 150 Psi To Mps 50 Psi To Lps 10 Psi								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	25%			2043	* *	4	\$3,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various							
	Explanation : Hw Piping To All Reheat Coils And Terminal Units (cab Htr, Unit Htr, Etc)							
	Vfd							
Steam Piping/Pump	75%			2047	* *	4	\$11,100	B
	Recent Installation, Extent : Light, Area Affected : 50%							
	Location : Basement And Pent House Mechanical Rooms For Htg Coils At All Ahu's							
Terminal Devices								
Air Handler	60%			2029	* *	1	\$111,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various Throughout The Buidling							
	Explanation : Reheat Coils Serving All Constant Volume System; 18 Units, Vfd							
Convactor/Radiator	20%			2038	* *	1	\$19,400	B
Unit Heater-Stm/HW	20%			2029	* *	4	\$8,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2034	* *	1	\$308,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : (3) Chillers, 500 Tons Each; R134a							
Int Pkg Unit - Cooling	5%			2025	\$191,800	2	\$900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7 Floors/2 Closets/floor							
	Explanation : Data Comm Closets Dx System 100% Back-up; (1) for Emerg Gen room							
Distribution								
Chilled Wtr Pipe/Pump	60%			2047	* *	4	\$8,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Vfd							
Ductwork/Diffusers	40%			LIFE	* *	2	\$156,200	B
Terminal Devices								
Direct Expansion	5%			2029	* *	1		B
Air Handler/Cool/Ht	95%			2029	* *	1	\$176,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement/penthouse Mechanical Rooms							
	Explanation : Constant Volume With Reheat; 18 Units							
Heat Rejection								
Evap Condenser	5%			2029	* *	2	\$10,500	B
Water Cool Tower	95%			2025	\$812,000	2	\$286,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Cooling Tower Vfd; 3 Condenser Pumps, 1 Back-up; Sand Filter							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$167,300	B
Exhaust Fans								
Interior	5%			2029	* *	2	\$500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Dedicated Ventilation For Refrigerant							
Roof	95%			2029	* *	2	\$8,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Duplex Booster Pumps With Clayton Valves							
Water Heater								
Gas Fired	100%			2020	\$69,300	2	\$4,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : ( 3 ) Heaters Are Not Fully Utilized; Could Use Hps Heat Exchanger As More Effic Option							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	50%			2029	* *	4	\$1,200	B
Submersible	50%			2016	\$3,300	4	\$1,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : ( 1 ) For Basement Sanitary & Floor Drain							
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$2,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Dual Unit, Lead/lag							
Backflow Preventer								
Generic	50%			2029	* *	1	\$9,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Independent Sources Of Water For Fire Suppression							
Generic	50%			2029	* *	1	\$9,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Independent Sources Of Building Domestic Water							
Fixtures								
Generic	100%							B

**Vertical Transport**

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG R -BEHAVIORAL HEALTH CENTER**  
**Asset # : 107**

Mechanical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport										
Elevators										
	Geared Traction	100%			LIFE		* *		C	
Other Observation, Extent : Light, Area Affected : 100%										
Location : Throughout										
Explanation : 6 Serve 1 To 7										
1 Serves B To R										
1 Serves B To 6										
8 Total										
Fire Suppression										
Standpipe										
	Generic	100%			2041		* *	1-5	\$151,300	B
Sprinkler										
	Generic	100%			2041		* *	1-2	\$84,100	B
Fire Pump										
	Generic	100%			2030		* *	1	\$56,000	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)  
**Address** : 689 NEW YORK AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.070 / 106 **Yr Built/Renovated** : 1936 /  
**Area Sq Ft** : 218,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 15-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,7,5,11,p  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,773,200	\$322,100
Interior Architecture	\$613,400	\$408,000
Electrical	\$664,300	\$1,532,800
Mechanical	\$1,255,200	\$2,313,100
<b>Total</b>	<b>\$4,306,100</b>	<b>\$4,575,900</b>
Priority A	\$1,773,200	\$322,100
Priority B	\$1,919,500	\$3,963,300
Priority C	\$613,400	\$290,500
<b>Total</b>	<b>\$4,306,100</b>	<b>\$4,575,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$112,400		\$1,600	
Interior Architecture	\$445,600	\$8,400		\$20,200
Electrical	\$41,300	\$79,800	\$46,400	\$34,000
Mechanical	\$19,000	\$52,100	\$36,600	\$13,400
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
<b>Total</b>	<b>\$661,700</b>	<b>\$183,800</b>	<b>\$128,100</b>	<b>\$111,100</b>
Priority A	\$112,400		\$1,600	
Priority B	\$136,100	\$175,300	\$126,500	\$90,900
Priority C	\$413,200	\$8,400		\$20,200
<b>Total</b>	<b>\$661,700</b>	<b>\$183,800</b>	<b>\$128,100</b>	<b>\$111,100</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$100,000	A
Masonry: Brick	13%	Now	\$486,600	LIFE	**	5	\$16,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Masonry: Granite	2%	Now	\$58,700	LIFE	**	5	\$1,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Retaining Wall								
Metal Panel	5%	Now	\$15,100	2032	**	5	\$11,700	A
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Windows								
Aluminum	10%			2038	**	5	\$3,300	A
Bronze/Brass	3%			2030	**	5	\$6,100	A
Steel	5%	0-2	\$84,800	2047	**	5	\$10,200	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouse, Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Penthouse, Stairs								
Wood	82%	Now	\$747,700	2047	**	5	\$134,200	A
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	60%	Now	\$91,900	LIFE	* *	5	\$8,000	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	10%	Now	\$27,800	LIFE	* *	5	\$1,700	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal Rail	30%	0-2	\$31,800	2027	* *	5	\$28,500	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : 9th Floor Terraces							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : 9th Floor Terraces							
Roof								
Built-Up (BUR)	10%	0-2	\$32,900	2032	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Debris Present, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 45%							
	Location : Lower Roof							
Clay Tile	48%	Now	\$172,500	2032	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Penthouse							
Copper/Terne	2%	Now	\$1,200	2037	* *			A
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Throughout							
IRMA/Protected Membrane	10%	Now	\$3,600	2022	\$71,600			A
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Traffic Topping	30%	Now	\$131,000	2032	* *			A
	Blisters, Extent : Moderate, Area Affected : 45%							
	Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings							
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : 9th Floor Terraces							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 45%							
	Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout 9th Floor Terrace Roofs Along The East, South And North Wings							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	10%	Now	\$68,200	2016	\$341,100	3	\$40,400	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%									
Location : Throughout									
	Cast in Place Concrete	5%			LIFE	**	5	\$29,500	C
	Ceramic Tile	3%			2025	\$155,400	5	\$8,100	C
	Quarry Tile	5%			2035	**	5	\$20,200	C
	Terrazzo	32%			LIFE	**	5	\$67,300	C
	Vinyl Tile	20%	Now	\$45,400	2027	**	3	\$20,200	C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Throughout 12x12 Tiles									
	Vinyl Tile	25%			2017	\$568,000	3	\$25,200	C
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 9x9 Tiles									
Interior Walls									
	Ceramic Tile	5%			2025	\$67,900	5	\$2,500	C
	Metal Panel	5%			LIFE	**			C
	Plaster	55%			LIFE	**	5	\$8,200	C
	Plaster	10%	Now	\$3,900	LIFE	**	5	\$1,500	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair To Upper Roof									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Stair To Upper Roof									
	SGFT/Glazed Masonry	20%			LIFE	**			C
	Wood	5%			LIFE	**	5	\$9,900	C
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$32,300	2027	**	5	\$20,100	B
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	15%			LIFE	**	5	\$6,300	B
	Plaster	70%			LIFE	**	5	\$117,500	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2022	\$65,000	5	\$5,800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2000 Amps Main Disconnect Switch									
Switchgear / Switchboard									
Fused Disc Sw		50%			2022	\$110,900	5	\$500	B
Molded Case Bkrs		50%			2022	\$110,900	5	\$2,900	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	100%			2022	\$286,300	1		B
Panelboards									
	Molded Case Bkrs	90%			2021	\$259,400	5	\$5,200	B
	Molded Case Bkrs	10%			2030	* *	5	\$600	B
Wiring									
	Braided Cloth	70%	2-4	\$226,800	2047	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2032	* *	1		B
Motor Controllers									
	Locally Mounted	80%			2020	\$98,500	5	\$1,200	B
	Locally Mounted	20%			2027	* *	5	\$300	B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	* *	1	\$67,400	B
Generators									
	Diesel	100%			2031	* *	1	\$84,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 150 Kw Kato Light Genset							
Batteries									
	Lead/Acid	100%			2016	\$700	5	\$8,100	B
Fuel Storage									
	Day Tank	50%			2038	* *	5	\$16,700	B
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Generator Room							
		Explanation : One 150 Gals							
	Main Tank	50%			2050	* *	5	\$2,600	B
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : One 7000 Gals							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2017	\$371,500	10	\$66,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T12 Lamps							
	Fluorescent	55%			2022	\$510,900	10	\$90,800	B
		Other Observation, Extent : Moderate, Area Affected : 55%							
		Location : Throughout							
		Explanation : Using T8 Lamps							
	HID	2%			2017	\$13,100	10	\$100	B
	Incandescent	3%			2017	\$27,900	2	\$100	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**  
**Asset # : 106**

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

**Lighting**

Egress Lighting								
Emergency, Battery	10%			2022	\$6,500	10	\$4,300	B
Exit, Service	40%			2022	\$10,400	1		B
Exit, Service	50%			2022	\$13,000	1		B

**Alarm**

Security System								
No Component	20%							D
Generic	80%			2027	* *	1	\$65,400	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$134,900	B

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

**Heating**

Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$110,700	5	\$10,700	B
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$13,300	B
Terminal Devices								
Air Handler	20%			2017	\$192,500	1	\$22,300	B
Convactor/Radiator	80%			2020	\$1,349,000	1	\$46,500	B

**Air Conditioning**

Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2016	\$711,200	2	\$2,200	B
Window/Wall Unit	60%			2020	\$220,200	1		B
No Component	20%							D

**Ventilation**

Distribution								
Ductwork/Diffusers	100%	Now	\$154,100	LIFE	* *	2-5	\$100,300	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Exhaust Fans								
Interior	100%			2017	\$197,300	2	\$5,500	B

**Plumbing**

H/C Water Piping								
Galv Iron/Steel	100%			2020	\$533,200	1		B
HW Heat Exchanger								
Low Temp	100%			2022	\$55,400	4	\$17,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG T - NURSES HOME (SENIOR)**

**Asset # : 106**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$11,000	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$11,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-11, B-11							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$90,700	B
	Sprinkler								
	No Component	70%							D
	Generic	30%			2042	* *	1-2	\$15,100	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE  
**Address** : 577 CLARKSON AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.100 / 109 **Yr Built/Renovated** : 1932 / 1990  
**Area Sq Ft** : 72,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 16-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$995,400	\$637,400
Interior Architecture	\$319,400	\$232,200
Electrical	\$278,400	\$1,892,800
Mechanical		\$605,800
<b>Total</b>	<b>\$1,593,200</b>	<b>\$3,368,100</b>
Priority A	\$995,400	\$637,400
Priority B	\$438,500	\$2,498,500
Priority C	\$159,300	\$232,200
<b>Total</b>	<b>\$1,593,200</b>	<b>\$3,368,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,900	\$8,600		
Interior Architecture	\$7,300			\$700
Electrical	\$15,500	\$71,300	\$8,400	\$9,100
Mechanical	\$8,300	\$19,800	\$17,700	\$20,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$50,000</b>	<b>\$103,700</b>	<b>\$30,100</b>	<b>\$34,400</b>
Priority A	\$14,900	\$8,600		
Priority B	\$30,100	\$95,100	\$30,100	\$33,700
Priority C	\$5,000			\$700
<b>Total</b>	<b>\$50,000</b>	<b>\$103,700</b>	<b>\$30,100</b>	<b>\$34,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**  
**Asset # : 109**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$8,700	A	
Masonry: Brick	80%	Now	\$442,400	LIFE	**	5	\$73,900	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Chimney Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Chimney, South Facade									
Metal Coiling Doors	5%			2027	**	5	\$14,400	A	
Windows									
Metal Louvers	5%			2025	\$4,000	10	\$800	A	
Steel	95%	Now	\$132,700	2047	**	5	\$16,000	A	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 55%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Parapets									
Concrete Masonry Unit	15%	Now	\$6,900	LIFE	**	5	\$6,100	A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Brick	75%	Now	\$307,600	LIFE	**	5	\$26,900	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Limestone	3%	Now	\$5,600	LIFE	**	5	\$1,400	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Metal Panel	2%			2042	**	5	\$2,800	A	
Metal Rail	5%	Now	\$2,400	2027	**	5	\$12,700	A	
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**  
**Asset # : 109**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$112,700	2022	\$563,500			A
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : First Floor							
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$109,600	LIFE	**	5	\$232,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Terrazzo	5%			LIFE	**	5	\$4,600	C
Vinyl Tile	5%	Now	\$5,000	2017	\$49,800	3	\$2,200	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$7,600	C
Masonry: Brick	80%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$3,800	C
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,400	2027	**	5	\$2,900	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Exposed Concrete	85%	Now	\$160,100	LIFE	**	5	\$15,700	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : First Floor							
Exposed Struc: Steel	10%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$3,200	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 2000 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$553,600	5	\$1,900	B
Raceway								
Conduit	100%			2022	\$488,300	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**  
**Asset # : 109**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Panelboards								
Fused Disc Sw	5%			2021	\$2,900	5	\$100	B
Molded Case Bkrs	75%			2021	\$43,300	5	\$1,400	B
Molded Case Bkrs	20%			2030	* *	5	\$400	B
Wiring								
Thermoplastic	80%			2022	\$68,000	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$4,500	5	\$100	B
Motor Control Center	80%			2020	\$148,800	5	\$1,600	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2020	\$11,500	1	\$22,200	B
Generators								
Diesel	100%			2018	\$78,000	1	\$28,000	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Two 570 Kw								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$2,700	B
Fuel Storage								
Day Tank	50%			2021	\$2,800	5	\$7,300	B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Generator Room								
Explanation : Two 75 Gals. Each								
Main Tank	50%			2025	\$4,700	5	\$1,200	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	15%			2022	\$66,500	10	\$10,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : Using T-12 Lamps								
Fluorescent	10%			2022	\$44,300	10	\$7,200	B
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Using T-8 Lamps								
HID	70%			2017	\$200,400	10	\$1,800	B
Incandescent	5%			2017	\$22,200	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2017	\$5,700	1		B
Exit, Service	50%			2017	\$5,700	1		B
Exterior Lighting								
HID	100%			2017	\$26,200	10	\$200	B

**Lightning Protection**

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**  
**Asset # : 109**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	\$14,500	5	\$1,800	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$108,500	1	\$13,500	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$371,500	1-3	\$23,000	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	**	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Tank Farm								
Explanation : 225,000 Gal. #6								
Conversion Equipment								
Steam Boiler	100%			2027	**	1	\$78,000	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Ground Floor								
Explanation : 5 High Pressure Steam Boilers								
Distribution								
Steam Piping/Pump	100%			2042	**	4	\$3,900	B
Terminal Devices								
Unit Heater-Stm/HW	100%			2022	\$505,000	4	\$7,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2023	\$100,700	2	\$500	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	100%			2027	**	2	\$54,900	B
Ventilation								
Exhaust Fans								
Roof	100%			2027	**	2	\$2,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$7,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BLDG Z - POWER HOUSE**  
**Asset # : 109**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2027	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$4,800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-1							
		Explanation : One Freight Unit							

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : **KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Address** : **489 CLARKSON AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **HHC0009.300 / 13893** **Yr Built/Renovated** : **2006 /**  
**Area Sq Ft** : **267,394** **Project Type** : **HEALTH & HOSPITALS CORP.**  
**Date of Survey** : **16-Nov-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5**  
**Block** : **4829** **Lot** : **1** **BIN** : **3327713**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$296,100	\$951,000
Interior Architecture	\$170,100	\$467,700
Electrical		\$245,200
Mechanical	\$35,000	\$101,200
<b>Total</b>	<b>\$501,200</b>	<b>\$1,765,200</b>
Priority A	\$296,100	\$951,000
Priority B	\$205,000	\$566,600
Priority C		\$247,600
<b>Total</b>	<b>\$501,200</b>	<b>\$1,765,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$32,800	\$22,300
Interior Architecture	\$10,000		\$45,000	
Electrical	\$40,600	\$52,100	\$48,200	\$60,300
Mechanical	\$128,400	\$43,200	\$129,400	\$43,200
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$213,500</b>	<b>\$129,800</b>	<b>\$289,900</b>	<b>\$160,400</b>
Priority A			\$32,800	\$22,300
Priority B	\$203,500	\$129,800	\$212,100	\$138,100
Priority C	\$10,000		\$45,000	
<b>Total</b>	<b>\$213,500</b>	<b>\$129,800</b>	<b>\$289,900</b>	<b>\$160,400</b>



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Estimates are rounded to the nearest hundred dollars.

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

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

## Exterior

Exterior Walls								
Metal Sect. OHD	2%			2039	**	5	\$13,700	A
Pre-Cast Concrete	85%			LIFE	**	5	\$604,200	A
Stucco Cement	5%			2039	**	5	\$27,300	A
Window Wall	8%			2048	**	5	\$65,600	A
Windows								
Aluminum	97%			2044	**	5		A
Metal Louvers	3%			2035	**	10		A
Parapets								
Metal Rail	95%			2039	**	5-10	\$487,800	A
Stucco Cement	5%			2039	**	5	\$3,700	A
Roof								
Built-Up (BUR)	100%			2030	**	10	\$155,200	A

## Interior

Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$43,800	C
Ceramic Tile	5%			2035	**	5	\$20,000	C
Vinyl Tile	90%			2030	**	3	\$135,100	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$20,000	C
Concrete Masonry Unit	5%			LIFE	**	5	\$8,000	C
Glass: Single Pane	5%			LIFE	**	5	\$15,000	C
Gypsum Board	85%			LIFE	**	5	\$203,800	C
Ceilings								
AcousTileSusp.Lay-In	85%			2039	**	5	\$340,200	B
Exposed Concrete	5%			LIFE	**	5	\$3,100	B
Gypsum Board	10%			LIFE	**	5	\$50,000	B

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

## Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2039	**	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Elecrical Room								
Explanation : Two 300 Kva								
Switchgear / Switchboard								
Fused Disc Sw	50%			2048	**	5	\$600	B
Molded Case Bkrs	50%			2048	**	5	\$3,500	B

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2048	**	1		B
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$300	B
Molded Case Bkrs	95%			2044	**	5	\$6,700	B
Wiring								
Thermoplastic	100%			2048	**	1		B
Motor Controllers								
Locally Mounted	10%			2039	**	5	\$200	B
Motor Control Center	90%			2039	**	5	\$6,600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$82,300	B
Generators								
Diesel	100%			2035	**	1	\$103,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 1000 Kw							
Batteries								
Lead/Acid	100%			2017	\$700	5	\$9,900	B
Fuel Storage								
Day Tank	50%			2044	**	5	\$24,800	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Generator Room							
	Explanation : One 60 Gallon Tank							
Main Tank	50%			2057	**	5	\$3,900	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : One 3000 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	90%			2030	**	10	\$220,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	10%			2030	**	10	\$24,500	B
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
Egress Lighting								
Emergency, Service	50%			2030	**	1		B
Exit, LED	50%			2037	**	1		B
Exterior Lighting								
HID	100%			2030	**	10	\$800	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$7,900	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2030	**	1	\$69,900	B
Fire/Smoke Detection								
Generic	100%			2030	**	1-3	\$164,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2048	**	1		B
Conversion Equipment								
Heat Exchanger	50%			2035	**	1	\$66,100	B
Pres. Reducing Valve/LP Steam	50%			2035	**	5	\$7,900	B
Distribution								
Hot Wtr Piping/Pump	50%			2044	**	4	\$9,900	B
Steam Piping/Pump	50%			2048	**	4	\$9,900	B
Terminal Devices								
Air Handler	50%			2030	**	1	\$82,700	B
Convactor/Radiator	50%			2039	**	1	\$43,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	**	1	\$124,000	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$19,800	B
Heat Rejection								
Air Condenser Unit	10%			2030	**	2	\$18,600	B
Water Cool Tower	90%			2026	**	2	\$242,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,100	B
Exhaust Fans								
Interior	70%			2030	**	2	\$5,700	B
Roof	30%			2030	**	2	\$2,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		B
HW Heat Exchanger								
Low Temp	100%			2048	**	4	\$39,700	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER BUILDING S**  
**Asset # : 13893**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$1,600	B
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$16,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 7 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$134,800	B
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$74,900	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : **KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Address** : **599 KINGSTON AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **HHC0009.270 / 4124** **Yr Built/Renovated** : **1992 /**  
**Area Sq Ft** : **43,819** **Project Type** : **HEALTH & HOSPITALS CORP.**  
**Date of Survey** : **18-Nov-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **4829** **Lot** : **1** **BIN** : **3327711**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$464,300
Interior Architecture	\$38,700	\$407,900
Electrical		\$310,000
Mechanical	\$42,000	\$140,000
<b>Total</b>	<b>\$80,700</b>	<b>\$1,322,300</b>
Priority A		\$464,300
Priority B	\$42,000	\$450,000
Priority C	\$38,700	\$407,900
<b>Total</b>	<b>\$80,700</b>	<b>\$1,322,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$21,000		\$200	
Interior Architecture	\$55,700	\$2,100	\$3,300	\$2,900
Electrical	\$8,100	\$8,400	\$7,500	\$6,600
Mechanical	\$8,500	\$3,900	\$13,800	\$5,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$101,200</b>	<b>\$22,200</b>	<b>\$32,700</b>	<b>\$22,900</b>
Priority A	\$21,000		\$200	
Priority B	\$31,000	\$20,100	\$29,200	\$20,000
Priority C	\$49,200	\$2,100	\$3,300	\$2,900
<b>Total</b>	<b>\$101,200</b>	<b>\$22,200</b>	<b>\$32,700</b>	<b>\$22,900</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$44,100	A
Windows								
Aluminum	100%			2038	* *	5	\$400	A
Roof								
IRMA/Protected Membrane	100%	Now	\$21,000	2022	\$420,200			A
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Carpet	10%			2021	\$83,100	3	\$9,800	C
Cast in Place Concrete	25%			LIFE	* *	5	\$35,900	C
Quarry Tile	25%			2035	* *	5	\$24,600	C
Traffic Topping	5%			2027	* *	5	\$4,100	C
Vinyl Tile	35%	Now	\$38,700	2027	* *	3	\$8,600	C
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Interior Walls								
Ceramic Tile	10%	Now	\$32,300	2025	\$322,600	5	\$5,900	C
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Equipment Wash Down Area								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Kitchen Equipment Wash Down Area								
Concrete Masonry Unit	20%			LIFE	* *	5	\$9,400	C
Gypsum Board	70%	Now	\$17,000	LIFE	* *	5	\$49,500	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$6,500	2035	* *	5	\$10,100	B
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	50%			2035	* *	5	\$32,400	B
Exposed Struc: Steel	25%			LIFE	* *			B

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

Under 600 Volts

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2032	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps, One 2500 Amps, And One 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2027	* *	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	* *	5	\$200	B
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$1,200	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Motor Controllers								
Locally Mounted	20%			2027	* *	5	\$100	B
Motor Control Center	80%			2027	* *	5	\$1,000	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2027	* *	1	\$13,500	B
Generators								
Diesel	100%			2025	\$77,400	1	\$17,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 200 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$1,600	B
Fuel Storage								
Day Tank	50%			2030	* *	5	\$4,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Gerator Room</i>								
<i>Explanation : One 75 Gallons</i>								
Main Tank	50%			2037	* *	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 500 Gallons</i>								

**Lighting**

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	2%			2022	\$3,800	10	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Lobby And Stairway</i>							
	<i>Explanation : Using T-5 Lamps</i>							
Fluorescent	98%			2022	\$188,600	10	\$39,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2022	\$3,200	1		B
Exit, Service	50%			2022	\$3,200	1		B
Exterior Lighting								
HID	100%			2022	\$15,900	10	\$100	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2037	* *	5	\$1,300	B
<b>Alarm</b>								
Security System								
No Component	30%							D
Generic	70%			2027	* *	1	\$11,500	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$27,000	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	60%			2032	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Basement Steam Room</i>							
	<i>Explanation : Steam Supplied From Power House</i>							
Natural Gas	40%			2042	* *	1		B
Conversion Equipment								
Furnace	40%			2030	* *	1	\$8,700	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
Pres. Reducing Valve/LP Steam	60%			2031	* *	5	\$1,600	B
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$1,100	B
Steam Piping/Pump	10%			2032	* *	4	\$300	B
No Component	40%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	50%			2027	**	1	\$13,600	B
Convactor/Radiator	10%			2035	**	1	\$1,400	B
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	25%	Now	\$42,000	2020	\$140,000	2	\$500	B
	Malfunctioning, Extent : Severe, Area Affected : 25%							
	Location : Penthouse							
Ext Pkg Unit - Cooling	75%			2027	**	2	\$2,000	B
Heat Rejection								
Air Condenser Unit	50%			2030	**	2	\$15,300	B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400	B
Exhaust Fans								
Interior	50%			2022	\$24,000	2	\$700	B
Roof	50%			2030	**	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$4,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$1,600	B
Backflow Preventer								
Generic	100%			2027	**	1	\$2,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-1							
	Explanation : 2 Units							
Fire Suppression								
Sprinkler								
Generic	100%			2042	**	1-2	\$12,300	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER CENTRAL KITCHEN BUILDING**  
**Asset # : 4124**

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : **KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Address** : **471 CLARKSON AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **HHC0009.290 / 13439** **Yr Built/Renovated** : **2001 /**  
**Area Sq Ft** : **245,228** **Project Type** : **HEALTH & HOSPITALS CORP.**  
**Date of Survey** : **16-Nov-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,7,5**  
**Block** : **4829** **Lot** : **1** **BIN** : **3327715**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$57,500	\$1,006,000
Interior Architecture		\$612,100
Electrical		\$222,700
Mechanical	\$32,100	\$92,800
<b>Total</b>	<b>\$89,600</b>	<b>\$1,933,600</b>
Priority A	\$57,500	\$1,006,000
Priority B	\$32,100	\$673,400
Priority C		\$254,200
<b>Total</b>	<b>\$89,600</b>	<b>\$1,933,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture		\$80,000	\$20,200	
Interior Architecture	\$14,600		\$39,000	
Electrical	\$37,200	\$53,500	\$43,400	\$49,400
Mechanical	\$124,500	\$59,400	\$156,600	\$61,000
Elevators/Escalators	\$48,400	\$48,400	\$48,400	\$48,400
<b>Total</b>	<b>\$224,600</b>	<b>\$241,200</b>	<b>\$307,500</b>	<b>\$158,700</b>
Priority A		\$80,000	\$20,200	
Priority B	\$210,000	\$161,200	\$248,300	\$158,700
Priority C	\$14,600		\$39,000	
<b>Total</b>	<b>\$224,600</b>	<b>\$241,200</b>	<b>\$307,500</b>	<b>\$158,700</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	5%			2042	**	5-10	\$97,200	A
Pre-Cast Concrete	80%			LIFE	**	5	\$735,500	A
Stucco Cement	10%			2035	**	5	\$70,700	A
Window Wall	5%			2042	**	5	\$53,000	A
Windows								
Aluminum	97%			2038	**	5	\$40,400	A
Metal Louvers	3%			2031	**	10	\$7,800	A
Parapets								
Metal Panel	5%			2042	**	5	\$4,600	A
Metal Rail	15%			2035	**	5-10	\$64,600	A
Pre-Cast Concrete	60%			LIFE	**	5	\$89,900	A
Stucco Cement	20%			2035	**	5	\$12,300	A
Roof								
IRMA/Protected Membrane	20%			2027	**	10	\$16,400	A
IRMA/Protected Membrane	10%			2027	**	10	\$8,200	A
	Paver Block Ballast, Extent : Light, Area Affected : 100% Location : Roof Over 7th Floor							
Single Ply Membrane	70%			2027	**	10	\$57,500	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$80,300	C
Ceramic Tile	3%			2031	**	5	\$11,000	C
Terrazzo	2%			LIFE	**	5	\$5,700	C
Vinyl Tile	85%			2027	**	3	\$117,000	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$18,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$14,500	C
Gypsum Board	80%			LIFE	**	5	\$173,900	C
Granite Panels	5%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	85%			2035	**	5	\$312,000	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$45,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps, Two 3000 Amps & One 2000 Amps Main Disconnect Switch								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Transformers									
	Dry Type	100%			2039	**	5	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 500 Kva And One 112.5 Kva									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2048	**	5	\$800	B
	Molded Case Bkrs	20%			2048	**	5	\$1,300	B
Raceway									
	Conduit	100%			2048	**	1		B
Panelboards									
	Fused Disc Sw	5%			2044	**	5	\$300	B
	Molded Case Bkrs	95%			2044	**	5	\$6,100	B
Wiring									
	Thermoplastic	100%			2048	**	1		B
Motor Controllers									
	Locally Mounted	20%			2039	**	5	\$300	B
	Motor Control Center	80%			2039	**	5	\$5,300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,600	B
Stand-by Power									
Transfer Switches									
	Automatic	50%			2039	**	1	\$37,700	B
	Automatic	50%			2042	**	1	\$37,700	B
Generators									
	Diesel	50%			2035	**	1	\$47,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : One 1250 Kw									
	Diesel	50%			2037	**	1	\$47,500	B
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Outside									
Explanation : One 2000 Kw									
Batteries									
	Lead/Acid	50%			2017	\$300	5	\$4,500	B
	Lead/Acid	50%			2017	\$300	5	\$4,500	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Fuel Storage								
Day Tank	25%			2044	* *	5	\$11,400	B
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Generator Room On Roof							
	Explanation : One 300 Gals							
Day Tank	25%			2047	* *	5	\$11,400	B
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Generator Room - Outside							
	Explanation : One 300 Gals							
Main Tank	50%			2057	* *	5	\$3,600	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : One 2000 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	94%			2030	* *	10	\$211,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2030	* *	10	\$11,200	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
HID	1%			2030	* *	10	\$100	B
Egress Lighting								
Emergency, Service	45%			2030	* *	1		B
Emergency, Battery	5%			2030	* *	10	\$3,000	B
Exit, LED	50%			2057	* *	1		B
Exterior Lighting								
HID	100%			2030	* *	10	\$800	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	* *	5	\$7,200	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2030	* *	1	\$64,100	B
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$151,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2042	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger	50%			2031	**	1	\$60,600	B
Pres. Reducing Valve/LP Steam	50%			2031	**	5	\$7,300	B
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$6,000	B
Steam Piping/Pump	50%			2042	**	4	\$6,000	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$75,800	B
Induction Unit	50%			2031	**	1	\$39,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	**	1	\$113,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Bldg Z</i> <i>Explanation : Located In Power Plant</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$18,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$151,600	B
Heat Rejection								
Water Cool Tower	100%			2026	**	2	\$246,800	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$136,700	B
Exhaust Fans								
Interior	50%			2030	**	2	\$3,800	B
Roof	50%			2030	**	2	\$3,800	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$24,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$1,600	B
Backflow Preventer								
Generic	100%			2027	**	1	\$15,000	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER INPATIENT BED TOWER - BLDG. D**  
**Asset # : 13439**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B - 7, B - Penthouse							
		Explanation : 7 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$123,600	B
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$68,700	B
	Fire Pump								
	Generic	100%			2031	* *	1	\$45,800	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY  
**Address** : 547 WINTHROP STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.250 / 277 **Yr Built/Renovated** : 1959 /  
**Area Sq Ft** : 139,970 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 18-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,086,300	\$765,300
Interior Architecture	\$557,100	\$943,300
Electrical	\$1,031,500	\$1,166,400
Mechanical		\$730,800
<b>Total</b>	<b>\$4,674,900</b>	<b>\$3,605,800</b>
Priority A	\$3,086,300	\$765,300
Priority B	\$1,372,600	\$1,897,200
Priority C	\$215,900	\$943,300
<b>Total</b>	<b>\$4,674,900</b>	<b>\$3,605,800</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$42,400	\$16,200		\$1,400
Electrical	\$8,500	\$93,800	\$4,400	\$5,800
Mechanical	\$46,000	\$63,600	\$24,800	\$10,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$104,900</b>	<b>\$181,400</b>	<b>\$37,100</b>	<b>\$25,500</b>
Priority A				
Priority B	\$62,500	\$170,900	\$37,100	\$24,100
Priority C	\$42,400	\$10,500		\$1,400
<b>Total</b>	<b>\$104,900</b>	<b>\$181,400</b>	<b>\$37,100</b>	<b>\$25,500</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$56,900	LIFE	* *	5	\$50,800	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Masonry: Brick	70%	Now	\$426,100	LIFE	* *	5	\$142,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	* *	5	\$7,600	A
Metal/Glass Curt Wall	13%			LIFE	* *	5	\$49,600	A
Metal Coiling Doors	5%	Now	\$57,200	2027	* *	5	\$15,900	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$211,100	LIFE	* *	5	\$3,100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<b>Windows</b>								
Aluminum	97%	0-2	\$1,823,800	2047	* *	5	\$21,900	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$40,100	2037	* *			A
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Fire Damage</i>								
<b>Parapets</b>								
Metal Rail	100%			2035	* *	5-10	\$522,600	A

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**  
**Asset # : 277**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$471,000	2032	**			A
Debris Present, Extent : Moderate, Area Affected : 25%								
Location : Bird Droppings Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Lower Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Bird Droppings Throughout Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Lower Roof								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$123,000	C
Ceramic Tile	2%			2031	**	5	\$4,500	C
Panel/Paver: Cer/Brk	35%			2038	**	5	\$177,200	C
Terrazzo	5%			LIFE	**	5	\$8,800	C
Traffic Topping	23%	0-2	\$127,400	2022	\$636,800	5	\$32,300	C
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	5%			2022	\$94,900	3	\$5,600	C
Wood	5%			2037	**	5	\$21,100	C
Interior Walls								
Concrete Masonry Unit	25%	Now	\$33,900	LIFE	**	5	\$12,300	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	5%	Now	\$4,900	LIFE	**	5	\$1,800	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
SGFT/Glazed Masonry	70%			LIFE	**			C
Ceilings								
AcousTile,Adhered	5%			2027	**	5	\$11,200	B
Exposed Concrete	95%	Now	\$341,200	LIFE	**	5	\$33,400	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor At Concrete Beam								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor At Concrete Beam								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2022	\$32,500	5	\$700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Six 1600 Amps Main Disconnect Switch								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2022	\$28,500	5	\$200	B
Molded Case Bkrs	70%			2022	\$66,600	5	\$2,600	B
Raceway								
Conduit	100%			2022	\$111,500	1		B
Panelboards								
Fused Disc Sw	5%			2021	\$4,800	5	\$200	B
Molded Case Bkrs	95%			2021	\$91,300	5	\$3,500	B
Wiring								
Braided Cloth	80%	2-4	\$103,400	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2022	\$25,800	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$30,000	5	\$200	B
Motor Control Center	80%			2020	\$135,700	5	\$3,100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	* *	5	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	96%			2017	\$744,900	10	\$132,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	4%			2017	\$31,000	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2017	\$27,100	10	\$18,100	B
Exit, Service	50%			2017	\$10,800	1		B
Exterior Lighting								
HID	100%			2017	\$50,800	10	\$400	B
<b>Alarm</b>								
Security System								
No Component	90%							D
Generic	10%			2022	\$42,000	1	\$5,200	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$719,300	1-3	\$44,400	B

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2032	* *	1		B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Steam Room					
				Explanation : Steam Supplied From Power House					
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2025	\$92,500	5	\$8,900	B
	Distribution								
	Steam Piping/Pump	100%	Now	\$20,800	2032	* *	4	\$7,400	B
				Insul. Deteriorating, Extent : Moderate, Area Affected : 5%					
				Location : Basement					
				Leak Evident, Extent : Severe, Area Affected : 2%					
				Location : Safety Valve, Basement Steam Room					
	Terminal Devices								
	Air Handler	60%			2022	\$482,500	1	\$55,800	B
	Convactor/Radiator	40%			2027	* *	1	\$19,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2017	\$30,700	1		B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,800	B
	Exhaust Fans								
	Roof	100%			2022	\$118,600	2	\$4,600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2032	* *	1		B
	Galv Iron/Steel	70%	0-2	\$6,200	2027	* *	1		B
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Water Main, Basement					
	HW Heat Exchanger								
	Low Temp	100%			2032	* *	4	\$22,300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$11,000	4	\$1,600	B
	Sewage Ejector(s)								
	Electric	100%			2022	\$11,000	4	\$1,600	B
	Fixtures								
	Generic	100%							B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER K0 - LAUNDRY**

**Asset # : 277**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
Fire Suppression									
Standpipe									
	Generic	100%			2032	* *	1-5	\$75,800	B
Sprinkler									
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$2,100	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C  
**Address** : 449 CLARKSON AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.010 / 125 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 598,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 15-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,10,p  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$4,461,000	\$1,542,500
Interior Architecture	\$1,342,300	\$3,217,000
Electrical	\$2,133,700	\$1,819,100
Mechanical	\$5,843,300	\$5,566,000
<b>Total</b>	<b>\$13,780,300</b>	<b>\$12,144,500</b>
Priority A	\$4,461,000	\$1,542,500
Priority B	\$8,030,300	\$7,667,200
Priority C	\$1,289,000	\$2,934,800
<b>Total</b>	<b>\$13,780,300</b>	<b>\$12,144,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$28,100	\$88,500		
Interior Architecture	\$51,100	\$19,100	\$13,000	\$22,000
Electrical	\$98,800	\$152,000	\$102,800	\$112,400
Mechanical	\$165,800	\$93,200	\$218,500	\$60,900
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
<b>Total</b>	<b>\$442,500</b>	<b>\$451,500</b>	<b>\$433,100</b>	<b>\$294,000</b>
Priority A	\$28,100	\$88,500		
Priority B	\$395,300	\$343,900	\$420,000	\$285,300
Priority C	\$19,100	\$19,100	\$13,000	\$8,700
<b>Total</b>	<b>\$442,500</b>	<b>\$451,500</b>	<b>\$433,100</b>	<b>\$294,000</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$85,800	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Concrete Masonry Unit	3%			LIFE	* *	5	\$16,100	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Brick	75%	Now	\$962,800	LIFE	* *	5	\$643,100	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%								
Location : Throughout								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Penthouse At Wing B								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Masonry: Limestone	5%	Now	\$232,400	LIFE	* *	5	\$32,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : Window Sills								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Metal Panel	10%	Now	\$51,700	2032	* *	5	\$160,800	A
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : These Are Actually Lead Panels								
Stucco Cement	3%	Now	\$74,000	2027	* *	5	\$32,200	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : North Facade At Canopy Above Loading Dock								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy Above Loading Dock								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Window Wall	2%			2042	* *	5	\$64,300	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Windows								
	Aluminum	50%			2038	* *	5	\$70,200	A
	Steel	5%	0-2	\$364,100	2047	* *	5	\$43,900	A
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : East And West Facades Of Wing B							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : East And West Facades Of Wing B							
	Wood	45%	Now	\$1,760,800	2047	* *	5	\$316,100	A
		Deteriorated Finish, Extent : Moderate, Area Affected : 55%							
		Location : North Facade, South Facade, Crossovers							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : North Facade, South Facade, Crossovers							
		Insect/Bird Damage, Extent : Moderate, Area Affected : 30%							
		Location : North Facade, South Facade, Crossovers							
		Split/Cracked, Extent : Moderate, Area Affected : 55%							
		Location : North Facade, South Facade, Crossovers							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Copper/Terne	2%	Now	\$7,700	2042	**	5	\$700	A	
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : A, B, And C Towers								
Masonry: Brick	55%	Now	\$142,500	LIFE	**	5	\$8,300	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 55%								
	Location : Throughout								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : East And West Facades Of A & C Wings								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Masonry: Limestone	13%	Now	\$20,400	LIFE	**	5	\$2,500	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Copings, And Bands At Sections Of A, B, And C Towers								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Metal Rail	15%	0-2	\$59,900	2042	**	5	\$16,100	A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Lower And Upper Roofs								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Staining/Discoloring, Extent : Severe, Area Affected : 100%								
	Location : Lower And Upper Roofs								
Metal: Cage/Fence	15%	0-2	\$44,600	2042	**	5	\$7,300	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Lower And Upper Roofs								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Lower Roof, Upper Roof, North Facade, South Facade								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior Roof									
Built-Up (BUR)	30%	Now	\$313,400	2032	**			A	
	Blisters, Extent : Moderate, Area Affected : 35%								
	Location : At Towers A, B, C And Lower Roofs								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : At Towers A, B, C And Lower Roofs								
	Worn/Eroded, Extent : Moderate, Area Affected : 55%								
	Location : At Towers A, B, C And Lower Roofs								
Built-Up (BUR)	10%			2022	\$104,500	10	\$23,000	A	
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Built-Up (BUR)	5%			2027	**	10	\$11,500	A	
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Clay Tile	20%	Now	\$152,200	2032	**			A	
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : At Penthouse								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Penthouses								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Penthouses								
Copper/Terne	3%			2037	**	10	\$17,200	A	
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
IRMA/Protected Membrane	12%			2027	**	10	\$27,600	A	
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Panel/Paver: Cer/Brk	5%	Now	\$129,000	2052	**			A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 45%								
	Location : Upper Roof And Balconies								
	Vegetation Growth, Extent : Severe, Area Affected : 35%								
	Location : Upper Roof And Balconies								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Upper Roof And Balconies								
Sloped Glazing	5%			LIFE	**	5	\$153,200	A	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Traffic Topping	10%	Now	\$138,600	2032	**			A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 10th Floor Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$151,900	C
Ceramic Tile	3%			2031	**	5	\$20,800	C
Panel/Paver: Cer/Brk	5%			2030	**	5	\$78,100	C
Terrazzo	35%			LIFE	**	5	\$189,900	C
Vinyl Tile	10%			2027	**	3	\$26,000	C
Vinyl Tile	22%			2017	\$1,289,000	3	\$57,300	C
Vinyl Tile	5%			2030	**	3	\$13,000	C
Vinyl Tile	10%			2022	\$585,900	3	\$34,700	C
Interior Walls								
Ceramic Tile	5%			2025	\$1,587,100	5	\$58,000	C
Concrete Masonry Unit	10%			LIFE	**	5	\$46,400	C
Gypsum Board	20%			LIFE	**	5	\$139,100	C
Gypsum Board	5%			LIFE	**	5	\$34,800	C
Plaster	35%			LIFE	**	5	\$121,700	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	25%	Now	\$53,300	2027	**	5	\$83,000	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	15%	Now	\$32,000	2035	**	5	\$39,800	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$26,600	B
Exposed Concrete	7%			LIFE	**	5	\$5,800	B
Plaster	48%			LIFE	**	5	\$159,400	B

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2022	\$68,200	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 70%								
Location : Electrical Room								
Explanation : One 4000 Amps For Bldg. B And One 2000 Amps For Bldg. C								
Molded Case Bkrs	30%			2022	\$29,200	5	\$4,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2500 Amps Main Disconnect Switch For Bldg. A								
Transformers								
Dry Type	50%			2020	\$7,400	5	\$1,100	B
Dry Type	50%			2035	* *	5	\$1,100	B
Switchgear / Switchboard								
Fused Disc Sw	30%			2022	\$95,100	5	\$800	B
Molded Case Bkrs	70%			2022	\$221,900	5	\$11,000	B
Raceway								
Conduit	90%			2022	\$386,600	1		B
Conduit	10%			2042	* *	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$43,200	5	\$1,400	B
Molded Case Bkrs	80%			2021	\$345,900	5	\$12,600	B
Molded Case Bkrs	10%			2038	* *	5	\$1,600	B
Wiring								
Braided Cloth	70%	2-4	\$340,100	2047	* *	1		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Insulation Aged.								
Thermoplastic	20%			2032	* *	1		B
Thermoplastic	10%			2042	* *	1		B
Motor Controllers								
Locally Mounted	50%			2020	\$184,800	5	\$2,000	B
Locally Mounted	30%			2027	* *	5	\$1,200	B
Motor Control Center	20%			2020	\$473,500	5	\$3,300	B
Ground								
Grounding Devices								
Generic	100%	Now	\$1,000	LIFE	* *	5	\$8,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	30%			2027	* *	1	\$55,300	B
Automatic	70%			2039	* *	1	\$129,000	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**

**Asset # : 125**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2035	* *	1	\$231,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 750 Kw							
Batteries								
Lead/Acid	100%			2017	\$700	5	\$22,200	B
Fuel Storage								
Day Tank	50%			2044	* *	5	\$43,000	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Generator Room							
	Explanation : One 250 Gals.							
Main Tank	50%			2025	\$27,900	5	\$6,800	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : One 7000 Gals.							
Lighting								
Interior Lighting								
Fluorescent	55%			2017	\$1,317,500	10	\$234,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Usin T12 Lamps							
Fluorescent	35%			2027	* *	10	\$148,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T8 Lamps							
Fluorescent	5%			2027	* *	10	\$21,300	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Explanation : Using T5 Lamps							
HID	2%			2017	\$33,700	10	\$300	B
Incandescent	3%			2017	\$71,900	2	\$300	B
Egress Lighting								
Emergency, Service	45%			2027	* *	1		B
Emergency, Battery	5%			2027	* *	10	\$5,600	B
Exit, LED	40%			2050	* *	1		B
Exit, Service	10%			2022	\$6,700	1		B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2027	* *	1	\$156,600	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$369,100	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2022	\$151,700	1		B
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$27,600	B
		Recent Replace Evident, Extent : Light, Area Affected : 60%							
		Location : Basement							
	Distribution								
	Hot Wtr Piping/Pump	5%			2038	* *	4	\$1,100	B
	Steam Piping/Pump	95%			2042	* *	4	\$21,700	B
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Terminal Devices								
	Air Handler	20%			2017	\$496,500	1	\$57,400	B
	Convactor/Radiator	80%			2020	\$3,478,900	1	\$119,900	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	* *	1		B
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%			2016	\$917,100	2	\$2,800	B
	Reciprocating Compr/Chiller	10%			2017	\$156,300	1	\$21,500	B
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$607,200	2032	* *	2	\$4,500	B
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	60%			2020	\$567,900	1		B
	Distribution								
	Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$3,400	B
	No Component	90%							D
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2017	\$1,955,500	1	\$286,900	B
	Heat Rejection								
	Remote Air Cond	40%	Now	\$1,100,100	2032	* *	2	\$103,400	B
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Roof							
	Water Cool Tower	60%			2020	\$792,900	2	\$280,200	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$397,400	LIFE	* *	2-5	\$258,700	B
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Fan Room							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER MAIN BLDG. A,B,C**  
**Asset # : 125**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	30%	Now	\$30,500	2017	\$152,700	2	\$3,400	B
	Unit Inoperable, Extent : Severe, Area Affected : 20%							
	Location : Various Locations							
Roof	70%			2022	\$256,200	2	\$9,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2022	\$142,800	4	\$45,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$11,000	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2017	\$11,000	4	\$2,500	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$28,400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various Locations							
	Explanation : 10 Units (9 Passenger, 1 Freight)							
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$233,900	B
Sprinkler								
No Component	90%							D
Generic	10%			2032	* *	1-2	\$13,000	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING  
**Address** : 591 CLARKSON AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0009.260 / 4123 **Yr Built/Renovated** : 1992 / 2010  
**Area Sq Ft** : 48,358 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4829 **Lot** : 1 **BIN** : 3327711

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$135,600	\$115,100
Interior Architecture		\$84,100
Electrical		\$282,300
Mechanical		\$291,300
<b>Total</b>	<b>\$135,600</b>	<b>\$772,700</b>
Priority A	\$135,600	\$115,100
Priority B		\$573,600
Priority C		\$84,100
<b>Total</b>	<b>\$135,600</b>	<b>\$772,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$2,200	
Interior Architecture	\$10,500		\$8,600	
Electrical	\$8,600	\$7,300	\$8,500	\$7,000
Mechanical	\$5,500	\$3,900	\$18,700	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$28,500</b>	<b>\$15,200</b>	<b>\$42,000</b>	<b>\$14,800</b>
Priority A			\$2,200	
Priority B	\$28,500	\$15,200	\$31,200	\$14,800
Priority C			\$8,600	
<b>Total</b>	<b>\$28,500</b>	<b>\$15,200</b>	<b>\$42,000</b>	<b>\$14,800</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**  
**Asset # : 4123**

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

**Exterior**

## Exterior Walls

Masonry: Brick

100% Now \$135,600 LIFE \* \* 5 \$45,300 A  
*Caulking Deteriorated, Extent : Moderate, Area Affected : 20%*  
*Location : Expansion Joints Throughout*

## Windows

Aluminum

100% 2038 \* \* 5 \$4,500 A

## Parapets

Metal Rail

100% 2035 \* \* 5-10 \$12,900 A

## Roof

Modified Bitumen

100% 2032 \* \* 10 \$69,800 A  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

**Interior**

## Floors

Cast in Place Concrete

5% LIFE \* \* 5 \$7,900 C

Vinyl Tile

95% 2027 \* \* 3 \$25,800 C

## Interior Walls

Concrete Masonry Unit

10% LIFE \* \* 5 \$6,200 C

Gypsum Board

90% LIFE \* \* 5 \$84,100 C

## Ceilings

AcousTileSusp.Lay-In

90% Now \$10,500 2035 \* \* 5 \$32,600 B  
*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Room S-236*

Exposed Struc: Steel

5% LIFE \* \* B

Gypsum Board

5% LIFE \* \* 5 \$4,500 B

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

**Under 600 Volts**

## Service Equipment

Fused Disc Sw

100% 2042 \* \* 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 2500 Amps Main Disconnect Switch*

## Transformers

Dry Type

100% 2035 \* \* 5 \$200 B

## Switchgear / Switchboard

Fused Disc Sw

100% 2042 \* \* 5 \$200 B

## Raceway

Conduit

100% 2042 \* \* 1 B

## Panelboards

Molded Case Bkrs

100% 2038 \* \* 5 \$1,300 B

## Wiring

Thermoplastic

100% 2042 \* \* 1 B

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**  
**Asset # : 4123**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$14,900	B
Generators								
Diesel	100%			2031	* *	1	\$18,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 53 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$1,800	B
Fuel Storage								
Main Tank	100%			2050	* *	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outdoor Generator Area</i>								
<i>Explanation : One 100 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	96%			2022	\$239,700	10	\$42,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	4%			2022	\$10,000	2		B
Egress Lighting								
Emergency, Service	50%			2027	* *	1		B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$1,400	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$9,000	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$29,800	B

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**  
**Asset # : 4123**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	60%			2032	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Steam Room</i>							
	<i>Explanation : Steam Supplied From Power House</i>							
Natural Gas	40%			2042	* *	1		B
<b>Conversion Equipment</b>								
Furnace	40%			2022	\$23,400	1	\$9,600	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
Pres. Reducing Valve/LP Steam	60%			2031	* *	5	\$1,700	B
<b>Distribution</b>								
Steam Piping/Pump	60%			2042	* *	4	\$1,400	B
No Component	40%							D
<b>Terminal Devices</b>								
Air Handler	55%			2027	* *	1	\$16,500	B
Fan Coil Unit/Heat	5%			2027	* *	1	\$800	B
No Component	40%							D
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	* *	1		B
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	80%			2022	\$253,100	2	\$2,400	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Top Units</i>							
No Component	20%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,000	B
<b>Exhaust Fans</b>								
Roof	100%			2022	\$38,100	2	\$1,500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2042	* *	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2042	* *	4	\$4,800	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUPPORT BUILDING**  
**Asset # : 4123**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$3,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Enclosure Near Sidewalk							
		Explanation : R P Z Located Outside							
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$24,400	B

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : **KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Address** : **594 ALBANY AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **HHC0009.280 / 4433** **Yr Built/Renovated** : **1997 /**  
**Area Sq Ft** : **174,800** **Project Type** : **HEALTH & HOSPITALS CORP.**  
**Date of Survey** : **17-Nov-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,p,5**  
**Block** : **4829** **Lot** : **1** **BIN** : **3327678**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$80,300	\$116,200
Interior Architecture	\$715,600	\$13,783,200
Electrical	\$160,300	
Mechanical		\$541,200
<b>Total</b>	<b>\$956,200</b>	<b>\$14,440,600</b>
Priority A	\$80,300	\$116,200
Priority B	\$199,600	\$637,200
Priority C	\$676,300	\$13,687,200
<b>Total</b>	<b>\$956,200</b>	<b>\$14,440,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture		\$19,400	\$27,000	
Interior Architecture	\$26,200		\$37,800	
Electrical	\$29,100	\$30,800	\$38,900	\$25,200
Mechanical	\$96,200	\$85,100	\$98,200	\$86,700
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$171,200</b>	<b>\$155,000</b>	<b>\$221,600</b>	<b>\$131,600</b>
Priority A		\$19,400	\$27,000	
Priority B	\$145,000	\$135,600	\$156,800	\$131,600
Priority C	\$26,200		\$37,800	
<b>Total</b>	<b>\$171,200</b>	<b>\$155,000</b>	<b>\$221,600</b>	<b>\$131,600</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$116,200	A
Metal Panel	5%			2042	**	5-10	\$44,400	A
Pre-Cast Concrete	2%			LIFE	**	5	\$8,400	A
Window Wall	3%			2042	**	5	\$14,500	A
Windows								
Aluminum	100%			2038	**	5	\$54,100	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,800	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,900	A
Roof								
IRMA/Protected Membrane	100%			2027	**	10	\$80,300	A
<b>Interior</b>								
Floors								
Carpet	10%			2021	\$333,100	3	\$39,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$57,500	C
Terrazzo	5%			LIFE	**	5	\$10,300	C
Vinyl Tile	75%			2027	**	3	\$74,000	C
Interior Walls								
Ceramic Tile	5%	Now	\$26,200	2031	**	5	\$9,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Cart Wash Down Area In Basement Kitchen</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$22,900	C
Fabric on Framing	35%	Now	\$676,300	2023	\$13,526,400	5	\$33,500	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	45%			LIFE	**	5	\$103,300	C
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$39,300	2035	**	5	\$48,900	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,400	B
Gypsum Board	25%			LIFE	**	5	\$47,100	B

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

Under 600 Volts

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2042	* *	5	\$900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 4000 Amps, One 3000 Amps, One 1600 Amps And One 1200 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	\$800	B
Raceway								
Conduit	100%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	\$4,600	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	10%			2035	* *	5	\$100	B
Motor Control Center	90%			2035	* *	5	\$4,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$53,800	B
Generators								
Diesel	100%			2031	* *	1	\$67,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 750 Kw							
Batteries								
Lead/Acid	100%			2016	\$700	5	\$6,500	B
Fuel Storage								
Day Tank	50%			2038	* *	5	\$16,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 150 Gals							
Main Tank	50%			2050	* *	5	\$2,600	B
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : One 2500 Gals							
Lighting								

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2027	* *	10	\$157,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-8 Lamps							
Fluorescent	2%			2027	* *	10	\$3,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
Egress Lighting								
Emergency, Service	40%			2027	* *	1		B
Emergency, Battery	10%			2027	* *	10	\$4,200	B
Exit, Service	50%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$500	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$5,100	B
<b>Alarm</b>								
Security System								
No Component	50%							D
Generic	50%			2027	* *	1	\$32,600	B
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$107,700	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2032	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Steam Room							
	Explanation : Steam Supplied From Power House							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$10,400	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Steam Room							
	Explanation : 3 Heat Exchangers For Radiators And Induct Coils							

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**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$4,300	B
Steam Piping/Pump	50%	Now	\$30,300	2042	**	4	\$4,300	B
Leak Evident, Extent : Moderate, Area Affected : 2%								
Location : Steam Room								
Malfunctioning, Extent : Severe, Area Affected : 50%								
Location : B M S Control System								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Steam Room								
Explanation : Condensate Return Pump Is Under Sized								
Terminal Devices								
Air Handler	50%			2027	**	1	\$54,100	B
Convactor/Radiator	40%			2035	**	1	\$22,600	B
Fan Coil Unit/Heat	10%			2027	**	1	\$5,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$189,200	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : M E R, Basement								
Explanation : 2 Units								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$8,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$108,100	B
Heat Rejection								
Water Cool Tower	100%			2023	\$497,900	2	\$175,900	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,500	B
Exhaust Fans								
Interior	50%			2027	**	2	\$2,700	B
Roof	50%			2027	**	2	\$2,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2048	**	4	\$25,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$1,600	B

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

**HEALTH AND HOSPITALS CORP. - 819**  
**KINGS COUNTY HOSPITAL CENTER SUSAN SMITH MCKINNEY CENTER**  
**Asset # : 4433**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$10,700	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : B-5							
		Explanation : 3 Units							
	Hydraulic	25%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : B-1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$88,100	B
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$49,000	B
	Fire Pump								
	Generic	100%			2035	* *	1	\$32,600	B

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

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



Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : LINCOLN HOSPITAL GARAGE  
**Address** : 234 EAST 149TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0010.030 / 280 **Yr Built/Renovated** : 1976 / 2008  
**Area Sq Ft** : 303,425 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 12-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2335 **Lot** : 16 **BIN** : 2097050

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$629,400
Interior Architecture		\$929,400
Electrical		\$1,580,900
Mechanical	\$39,700	\$39,700
<b>Total</b>	<b>\$39,700</b>	<b>\$3,179,300</b>
Priority A		\$629,400
Priority B	\$39,700	\$1,682,500
Priority C		\$867,400
<b>Total</b>	<b>\$39,700</b>	<b>\$3,179,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$5,700	
Electrical	\$12,500	\$10,200	\$8,500	\$8,500
Mechanical	\$5,700	\$5,700	\$11,300	\$5,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$28,000</b>	<b>\$25,700</b>	<b>\$35,400</b>	<b>\$24,000</b>
Priority A			\$5,700	
Priority B	\$28,000	\$25,700	\$29,700	\$24,000
<b>Total</b>	<b>\$28,000</b>	<b>\$25,700</b>	<b>\$35,400</b>	<b>\$24,000</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

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

## Exterior

## Exterior Walls

Cast in Place Concrete	85%			LIFE	* *	5	\$220,100	A
Masonry: Brick	15%			LIFE	* *	5	\$7,800	A

## Parapets

Cast in Place Concrete	90%			LIFE	* *	5	\$409,300	A
Masonry: Brick	10%			LIFE	* *	5	\$4,400	A

## Roof

Cast in Place Concrete	95%			LIFE	* *			A
Modified Bitumen	3%			2028	* *	10	\$3,400	A
Single Ply Membrane	2%			2028	* *	10	\$2,300	A

## Interior

## Floors

Cast in Place Concrete	100%			LIFE	* *	5	\$867,400	C
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## Interior Walls

Cast in Place Concrete	95%			LIFE	* *			C
Masonry: Brick	5%			LIFE	* *			C

## Ceilings

Exposed Concrete	100%			LIFE	* *	5	\$62,000	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Raceway

Conduit	100%			2023	\$165,400	1		B
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## Panelboards

Molded Case Bkrs	100%			2031	* *	5	\$8,000	B
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## Wiring

Thermoplastic	100%			2033	* *	1		B
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## Lighting

## Interior Lighting

HID	100%			2023	\$163,000	10	\$9,800	B
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## Egress Lighting

Exit, Service	100%			2023	\$43,800	1		B
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## Exterior Lighting

HID	100%			2023	\$16,200	10	\$900	B
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## Alarm

## Security System

No Component	70%							D
Generic	30%			2023	\$273,300	1	\$34,000	B

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

*Location : Hallways*

*Explanation : CCTV Surveillance System*

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL GARAGE**  
**Asset # : 280**

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

## Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$935,500

1-3

\$56,100

D

B

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

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

## Plumbing

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-5**Explanation : 2 Units*

## Fire Suppression

Standpipe

Generic

100%

2033

\* \*

1-5

\$153,000

B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : LINCOLN HOSPITAL MAIN HOSPITAL  
**Address** : 234 EAST 149TH STREET @PARK-MORRIS AVES.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0010.010 / 278 **Yr Built/Renovated** : 1976 / 2008  
**Area Sq Ft** : 1,034,360 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 12-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,11  
**Block** : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,457,600	\$1,265,900
Interior Architecture	\$1,885,800	\$43,688,700
Electrical	\$1,160,100	\$15,861,100
Mechanical	\$547,700	\$9,042,900
<b>Total</b>	<b>\$7,051,100</b>	<b>\$69,858,600</b>
Priority A	\$3,457,600	\$1,265,900
Priority B	\$2,357,500	\$25,920,100
Priority C	\$1,236,000	\$42,672,600
<b>Total</b>	<b>\$7,051,100</b>	<b>\$69,858,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$102,600			\$203,200
Electrical	\$172,000	\$166,900	\$164,400	\$142,600
Mechanical	\$241,200	\$249,500	\$273,400	\$239,000
Elevators/Escalators	\$180,400	\$180,400	\$180,400	\$180,400
<b>Total</b>	<b>\$696,200</b>	<b>\$596,800</b>	<b>\$618,200</b>	<b>\$765,300</b>
Priority A				
Priority B	\$609,200	\$596,800	\$618,200	\$562,100
Priority C	\$87,100			\$203,200
<b>Total</b>	<b>\$696,200</b>	<b>\$596,800</b>	<b>\$618,200</b>	<b>\$765,300</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	67%			LIFE	**	5	\$553,500	A	
Masonry: Brick	25%	Now	\$309,200	LIFE	**	5	\$206,500	A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Facade Section A									
Window Wall	5%			2043	**	5	\$154,900	A	
Window Wall	3%			2049	**	5	\$92,900	A	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Annex									
Windows									
Aluminum	100%			2039	**	5	\$154,600	A	
Parapets									
Masonry: Brick	85%			LIFE	**	5	\$52,800	A	
Metal Rail	10%			2036	**	5-10	\$112,200	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$19,500	A	
Roof									
IRMA/Protected Membrane	80%	Now	\$2,788,800	2033	**			A	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Over 10th Floor Section A									
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair 10a, Room 9d Various Locations On 10th Floor Section A									
Modified Bitumen	10%			2031	**	10	\$44,100	A	
Recent Construction, Extent : Light, Area Affected : 100%									
Location : New Annex									
Roll Roofing	5%	Now	\$90,200	2025	\$90,200	5	\$18,400	A	
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Over 10th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over 10th Floor									
Skylight, Metal/Glass	5%			2043	**	10	\$73,400	A	

## Interior

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2022	\$1,960,900	3	\$309,600	C
Cast in Place Concrete	10%			LIFE	* *	5	\$338,700	C
Ceramic Tile	5%	Now	\$74,400	2032	* *	5	\$38,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Film Labs Developing Pit</i>								
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$348,300	C
Vinyl Tile	60%	Now	\$783,700	2028	* *	3	\$348,300	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2031	* *	3	\$38,700	C
<b>Interior Walls</b>								
Ceramic Tile	10%			2032	* *	5	\$203,700	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$81,500	C
Fabric on Framing	20%			2024	\$41,163,800	5	\$203,700	C
Gypsum Board	50%			LIFE	* *	5	\$611,000	C
Gypsum Board	5%			LIFE	* *	5	\$61,100	C
Masonry: Brick	5%			LIFE	* *			C
<b>Ceilings</b>								
AcousTileConcealSpLn	45%			2028	* *	5	\$867,700	B
AcousTileSusp.Lay-In	28%			2036	* *	5	\$431,900	B
AcousTileSusp.Lay-In	5%			2040	* *	5	\$77,100	B
Exposed Struc: Steel	7%			LIFE	* *			B
Gypsum Board	5%	Now	\$15,500	LIFE	* *	5	\$96,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Section A, Stair A</i>								
Metal Panel	10%			LIFE	* *	5	\$192,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2023	\$173,200	5	\$5,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - Main Service Protectors Rated @ 5000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2021	\$14,800	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 - 1000 Kva, 460/208/120 Volts</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$301,100	5	\$2,200	B
Molded Case Bkrs	50%			2023	\$301,100	5	\$13,600	B
Raceway								
Conduit	90%			2023	\$773,100	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$2,400	B
Molded Case Bkrs	45%			2022	\$394,500	5	\$12,300	B
Molded Case Bkrs	45%			2031	* *	5	\$12,300	B
Wiring								
Thermoplastic	90%			2023	\$874,700	1		B
Thermoplastic	10%			2043	* *	1		B
Motor Controllers								
Locally Mounted	10%			2021	\$162,900	5	\$700	B
Motor Control Center	50%			2021	\$814,400	5	\$14,100	B
Motor Control Center	40%			2028	* *	5	\$11,300	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$15,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	90%			2021	\$10,400	1	\$286,400	B
Automatic	10%			2040	* *	1	\$31,800	B
Generators								
Diesel	70%			2019	\$54,600	1	\$280,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1000 Kw Waukesha</i>								
Diesel	30%			2036	* *	1	\$120,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Caterpillar Genset Rated @ 2000 Kw</i>								
Batteries								
Lead/Acid	30%			2018	\$200	5	\$11,500	B
Nickel Cadmium	70%			2018	\$500	5	\$161,400	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Fuel Storage								
Day Tank	50%			2031	* *	5	\$95,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Underground Storage	50%			LIFE	* *	5	\$32,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	95%			2028	* *	10	\$901,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	4%			2028	* *	10	\$37,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : Compact Fluorescent Lighting Fixtures							
HID	1%			2018			\$300	B
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2023			\$3,200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$30,400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023			\$115,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside Building							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
Generic	100%			2023	\$10,630,400	1-3	\$637,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors							

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Is Provided From Service Building</i>								
Conversion Equipment								
Heat Exchanger	100%			2026	* *	1	\$511,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 14 Units</i>								
Distribution								
Hot Wtr Piping/Pump	80%	2-4	\$412,500	2031	* *	4	\$40,800	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	20%			2033	* *	4	\$15,300	B
Terminal Devices								
Air Handler	50%			2023	\$2,767,000	1	\$319,800	B
Convactor/Radiator	20%			2028	* *	1	\$66,800	B
Induction Unit	30%			2026	* *	1	\$100,200	B
<b>Air Conditioning</b>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$76,500	B
Terminal Devices								
Air Handler/Cool/Ht	70%			2023	\$3,051,700	1	\$447,700	B
Induction Unit	30%			2023	\$1,714,000	1	\$100,200	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$576,800	B
Exhaust Fans								
Interior	95%			2023	\$1,077,800	2	\$30,100	B
Roof	5%			2023	\$40,800	2	\$1,600	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$28,700	LIFE	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Staircase A - 10th Floor</i>								
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Electric	100%			2023	\$11,000	4	\$1,600	B
Backflow Preventer								
Not Accessible	100%							D

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

**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL MAIN HOSPITAL**  
**Asset # : 278**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (14) B-10 (2) B-11							
		Explanation : 16 Units							
	Escalators								
	Over 20' Rise	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor Up & Down							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043		* *	1-5	\$540,800 B
	Sprinkler								
	Generic	100%			2033		* *	1-2	\$289,700 B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : LINCOLN HOSPITAL SERVICE BLDG  
**Address** : 234 EAST 149TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0010.020 / 279 **Yr Built/Renovated** : 1976 /  
**Area Sq Ft** : 80,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 12-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2335 **Lot** : 16 **BIN** : 2097050

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$761,800	\$79,000
Interior Architecture			\$156,000
Electrical		\$54,600	\$1,624,900
Mechanical		\$227,900	\$1,017,600
<b>Total</b>		<b>\$1,044,300</b>	<b>\$2,877,600</b>
Priority A		\$761,800	\$79,000
Priority B		\$282,500	\$2,642,500
Priority C			\$156,000
<b>Total</b>		<b>\$1,044,300</b>	<b>\$2,877,600</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,600		\$3,800	\$15,500
Interior Architecture		\$500		
Electrical	\$24,900	\$13,400	\$22,100	\$11,000
Mechanical	\$52,400	\$34,000	\$62,300	\$31,600
<b>Total</b>	<b>\$110,800</b>	<b>\$47,900</b>	<b>\$88,100</b>	<b>\$58,200</b>
Priority A	\$33,600		\$3,800	\$15,500
Priority B	\$77,300	\$47,400	\$84,300	\$42,600
Priority C		\$500		
<b>Total</b>	<b>\$110,800</b>	<b>\$47,900</b>	<b>\$88,100</b>	<b>\$58,200</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$79,000	A
Metal Coiling Doors	3%			2028	**	5	\$7,600	A
Windows								
Aluminum	50%			2039	**	5	\$700	A
Metal Louvers	50%			2032	**	10	\$4,200	A
Parapets								
Masonry: Brick	85%	Now	\$297,900	LIFE	**	5	\$26,000	A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Rail	10%			2036	**	5-10	\$55,300	A
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	A
Roof								
IRMA/Protected Membrane	95%	Now	\$463,800	2033	**			A
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor							
Roll Roofing	5%			2019	\$12,600	5	\$5,100	A
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$156,000	C
Vinyl Tile	5%			2023	\$31,700	3	\$1,400	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Concrete Masonry Unit	95%			LIFE	**	5	\$26,000	C
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$8,800	B
Exposed Struc: Steel	25%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2023	\$17,000	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- Main Service Disconnect Switches Rated @ 5000 Amperes Each								

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2021	\$14,800	5	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 3 - 15 Kva , 480/208/120v							
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$39,600	5	\$200	B
Fused Disc Sw	20%			2033	* *	5	\$100	B
Molded Case Bkrs	30%			2023	\$23,800	5	\$600	B
Raceway								
Conduit	90%			2023	\$65,400	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$200	B
Molded Case Bkrs	90%			2022	\$48,600	5	\$1,900	B
Wiring								
Thermoplastic	90%			2023	\$74,600	1		B
Thermoplastic	10%			2043	* *	1		B
Motor Controllers								
Locally Mounted	5%			2021	\$3,400	5		B
Locally Mounted	5%			2036	* *	5		B
Motor Control Center	45%			2028	* *	5	\$1,000	B
Motor Control Center	45%			2021	\$30,500	5	\$1,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Basement							
	Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation							
Stand-by Power								
Transfer Switches								
Automatic	75%			2021	\$8,600	1	\$18,500	B
Automatic	25%			2036	* *	1	\$6,200	B
Generators								
Diesel	70%			2019	\$54,600	1	\$21,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Two Waukesha 1000 Kw							
Diesel	30%			2026	* *	1	\$9,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Rated @ 1400kw							
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$17,800	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2031	**	5	\$7,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 100 Gallons Capacity							
Underground Storage	50%			LIFE	**	5	\$2,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	97%			2023	\$400,600	10	\$71,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	2%			2018	\$5,800	10	\$100	B
Incandescent	1%			2018	\$4,100	2		B
Egress Lighting								
Emergency, Service	50%			2023	\$5,800	1		B
Exit, Service	50%			2023	\$5,800	1		B
Exterior Lighting								
HID	100%			2023	\$29,000	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$72,100	1	\$9,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : CCTV Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection								
Generic	100%			2023	\$822,200	1-3	\$49,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors And Horns							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2036	* *	1	\$79,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units To Service The Entire Hospital Complex. 2 Heat Exchangers Convert Steam / Hot Water</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2039	* *	4	\$800	B
Steam Piping/Pump	80%			2033	* *	4	\$4,700	B
<b>Terminal Devices</b>								
Air Handler	60%	Now	\$25,700	2023	\$256,800	1	\$26,700	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd &amp; 3rd Floor Mechanical Rooms</i>								
Fan Coil Unit/Heat	20%			2023	\$237,700	1	\$5,200	B
Unit Heater-Stm/HW	20%			2023	\$102,500	4	\$1,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	100%			2032	* *	1	\$86,600	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Plant</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Refrigeration Plant</i>								
<i>Explanation : 4 Units Service The Entire Hospital Complex</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$3,900	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2023	\$337,200	1	\$49,500	B
<b>Heat Rejection</b>								
Water Cool Tower	100%	0-2	\$227,900	2028	* *	2	\$64,400	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	B
<b>Exhaust Fans</b>								
Interior	95%			2023	\$83,400	2	\$2,300	B
Roof	5%			2023	\$3,200	2	\$100	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%			2033	* *	1		B
Galv Iron/Steel	30%			2028	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**LINCOLN HOSPITAL SERVICE BLDG**  
**Asset # : 279**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger Low Temp	100%			2033	* *	4	\$11,900	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 3rd Floor Mechanical Room					
				Explanation : Provide Hot Water To Entire Hospital Complex					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$2,500	B
	Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,500	B
	Fixtures Generic	100%							B
Fire Suppression									
	Standpipe Generic	100%			2033	* *	1-5	\$40,300	B
	Fire Pump Generic	100%			2026	* *	1	\$14,900	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Services The Entire Hospital Complex					

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY  
**Address** : 1901 FIRST AVENUE @E. 99 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0011.020 / 749 **Yr Built/Renovated** : 1963 / 2004  
**Area Sq Ft** : 166,746 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 05-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$2,004,500	\$711,800
Interior Architecture		\$318,300	\$561,400
Mechanical		\$520,600	\$543,700
<b>Total</b>		<b>\$2,843,300</b>	<b>\$1,816,800</b>
Priority A		\$2,004,500	\$711,800
Priority B		\$689,900	\$652,900
Priority C		\$149,000	\$452,200
<b>Total</b>		<b>\$2,843,300</b>	<b>\$1,816,800</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$12,900			\$18,500
Interior Architecture	\$12,500	\$15,600	\$6,200	\$17,200
Mechanical	\$46,900	\$19,600	\$35,200	\$18,600
Elevators/Escalators	\$41,500	\$41,500	\$41,500	\$41,500
<b>Total</b>	<b>\$113,800</b>	<b>\$76,700</b>	<b>\$82,800</b>	<b>\$95,800</b>
Priority A	\$12,900			\$18,500
Priority B	\$88,400	\$61,100	\$76,600	\$60,100
Priority C	\$12,500	\$15,600	\$6,200	\$17,200
<b>Total</b>	<b>\$113,800</b>	<b>\$76,700</b>	<b>\$82,800</b>	<b>\$95,800</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**  
**Asset # : 749**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$158,300	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : All Data Is From October 2008 Survey, Building Closed Due To Hurricane Sandy Flooding - Updated Survey Required								
Metal/Glass Curt Wall	15%			LIFE	* *	5	\$55,600	A
Window Wall	5%			2044	* *	5	\$37,100	A
Windows								
Aluminum	100%	4+	\$1,855,200	2049	* *	5	\$22,300	A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$21,700	A
Metal Rail	20%			2037	* *	5-10	\$98,100	A
Roof								
IRMA/Protected Membrane	40%			2024	\$235,200	10	\$29,700	A
Modified Bitumen	10%	2-4	\$12,900	2029	* *			A
Vegetation Growth, Extent : Moderate, Area Affected : 30%								
Location : Main Roof								
Traffic Topping	50%	Now	\$89,700	2024	\$224,100			A
Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Throughout Outdoor Tennis Courts								
Interior								
Floors								
Carpet	10%			2025	\$316,100	3	\$49,900	C
Cast in Place Concrete	10%			LIFE	* *	5	\$54,600	C
Ceramic Tile	5%			2033	* *	5	\$12,500	C
Granite Panels	5%			LIFE	* *	5	\$9,400	C
Vinyl Tile	50%			2029	* *	3	\$46,800	C
Vinyl Tile	15%	Now	\$94,800	2024	\$315,900	3	\$14,000	C
Loose/Delam Surface, Extent : Severe, Area Affected : 40%								
Location : 14th Floor								
Under Construction	5%							D
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$20,400	C
Plaster	70%			LIFE	* *	5	\$71,500	C
Plaster	10%	Now	\$54,200	LIFE	* *	5	\$10,200	C
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : 14th Floor								
Under Construction	5%							D

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**  
**Asset # : 749**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	70%			2037	* *	5	\$218,400	B
AcousTileSusp.Lay-In	15%	Now	\$60,100	2029	* *	5	\$18,700	B
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout From Tennis Court Roof</i>								
Exposed Concrete	10%			LIFE	* *	5	\$3,900	B
Under Construction	5%							D

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : This Building Was Flooded Due To Hurricane Sandy.</i>								
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Not Accessible	100%							D
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**  
**Asset # : 749**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%	Now	\$10,900	2034	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Steam Line In Tunnel From Main Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Avenue</i>								
<i>Explanation : Temporary Boiler Set Up On Street Due To Hurricane Sandy Flood Damage</i>								
Conversion Equipment								
Heat Exchanger	80%			2020	\$28,200	1	\$66,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement</i>								
<i>Explanation : No Access For Survey Due To Hurricane Sandy Flooding</i>								
Pres. Reducing Valve/LP Steam	20%			2027	* *	5	\$2,000	B
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$199,500	2032	* *	4	\$6,600	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Room</i>								
Steam Piping/Pump	20%	Now	\$46,200	2034	* *	4	\$1,600	B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$53,500	2024	\$178,400	1	\$18,600	B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	80%			2029	* *	1	\$43,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2024	\$112,300	1	\$15,500	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : No Access For Survey							
Window/Wall Unit	50%			2019	\$170,100	1		B
No Component	30%							D
Distribution								
Chilled Wtr Pipe/Pump	20%			2024	\$113,200	4	\$2,500	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2024	\$98,400	1	\$20,600	B
No Component	80%							D
Heat Rejection								
Evap Condenser	20%	Now	\$18,900	2034	* *	2	\$18,600	B
	Corroded, Extent : Severe, Area Affected : 10% Location : Basement Mechanical Room Obsolete Equipment, Extent : Severe, Area Affected : 10% Location : Basement Mechanical Room							
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$93,000	B
Exhaust Fans								
Roof	100%			2029	* *	2	\$5,100	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : No Access For Survey							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
HW Heat Exchanger								
Low Temp	100%	0-2	\$51,300	2054	* *	4	\$16,500	B
	On Extended Life, Extent : Severe, Area Affected : 100% Location : 14th Floor Other Observation, Extent : Light, Area Affected : 100% Location : Building Explanation : 1 - 3,000 Gallon Tank Serving Upper Floors 1 - 500 Gallon Tand Serving Lower Floors							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : No Access For Survey							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL DRAPER HALL - DORMITORY**

**Asset # : 749**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,000	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$10,200	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-16							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							D
	Sprinkler								
	Not Accessible	100%							D
	Fire Pump								
	Not Accessible	100%							D
	Chemical System								
	Not Accessible	100%							D

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : METROPOLITAN HOSPITAL MAIN BUILDING  
**Address** : 1901 FIRST AVENUE @E. 99 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0011.010 / 281 **Yr Built/Renovated** : 1955 / 2004  
**Area Sq Ft** : 898,023 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 05-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,11,15,16,18  
**Block** : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$4,475,700	\$1,508,500
Interior Architecture		\$2,441,600	\$7,856,800
Electrical		\$1,573,600	\$8,266,900
Mechanical		\$6,974,800	\$7,081,800
<b>Total</b>		<b>\$15,465,700</b>	<b>\$24,714,100</b>
Priority A		\$4,475,700	\$1,508,500
Priority B		\$9,833,900	\$16,150,200
Priority C		\$1,156,100	\$7,055,400
<b>Total</b>		<b>\$15,465,700</b>	<b>\$24,714,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$9,000			\$39,900
Interior Architecture	\$15,100	\$72,200	\$112,600	\$15,100
Electrical	\$95,900	\$108,100	\$128,800	\$111,200
Mechanical	\$272,100	\$406,400	\$422,200	\$391,200
Elevators/Escalators	\$213,200	\$213,200	\$213,200	\$213,200
<b>Total</b>	<b>\$605,400</b>	<b>\$799,900</b>	<b>\$876,800</b>	<b>\$770,500</b>
Priority A	\$9,000			\$39,900
Priority B	\$581,300	\$727,700	\$764,300	\$715,600
Priority C	\$15,100	\$72,200	\$112,600	\$15,100
<b>Total</b>	<b>\$605,400</b>	<b>\$799,900</b>	<b>\$876,800</b>	<b>\$770,500</b>



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# HEALTH AND HOSPITALS CORP. - 819

## METROPOLITAN HOSPITAL MAIN BUILDING

**Asset # : 281**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$46,100	LIFE	**	5	\$82,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Canopies At Receiving Courtyard</i>								
Masonry: Brick	88%			LIFE	**	5	\$724,900	A
Masonry: Brick	2%	Now	\$49,300	LIFE	**	5	\$16,500	A
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Walkway To Pediatric Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Walkway To Pediatric Entrance</i>								
<i>Explanation : Angles Supporting Concrete Walkway Are Severily Deteriorated. The Walkway Is Temporarily Supported By Wood Columns.</i>								
Masonry: Granite	3%			LIFE	**	5	\$18,500	A
Metal Panel	2%			2044	**	5-10	\$113,300	A
Window Wall	3%			2044	**	5	\$92,700	A
Windows								
Aluminum	70%			2040	**	5	\$243,100	A
Aluminum	5%	Now	\$722,000	2049	**	5	\$8,700	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Basement</i>								
Aluminum	20%	Now	\$2,888,000	2049	**	5	\$34,700	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Glass Block	3%			LIFE	**	5	\$6,500	A
Metal Louvers	2%			2033	**	10	\$43,400	A
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$33,100	A
Metal Rail	20%			2037	**	5-10	\$149,500	A

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$45,700	2029	* *	5	\$9,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parking Driveway Over Cenrtal Stores								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Parking Driveway Over Central Stores In Basement								
Built-Up (BUR)	10%			2024	\$122,400	10	\$26,900	A
IRMA/Protected Membrane	5%	Now	\$133,200	2034	* *			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over New Born Pavillion On Fifth Floor								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over New Born Pavillion On Fifth Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over New Born Pavillion								
Explanation : Traffic Surface								
IRMA/Protected Membrane	10%	Now	\$213,100	2034	* *			A
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Auditorium And Emergency Room								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Auditorium And Emergency Room								
IRMA/Protected Membrane	5%	Now	\$106,500	2034	* *			A
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Emergency Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Emergency Room								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Over Emergency Room								
Modified Bitumen	50%			2029	* *	10	\$134,700	A
Single Ply Membrane	5%	Now	\$9,000	2024	\$45,000			A
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor Opd								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor Opd								
Skylight, Plastic	3%			2037	* *	1		A
Traffic Topping	2%			2029	* *	10	\$9,000	A

## Interior

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2023	\$851,200	3	\$100,800	C
Cast in Place Concrete	5%			LIFE	**	5	\$147,000	C
Ceramic Tile	3%			2033	**	5	\$40,300	C
Quarry Tile	3%			2037	**	5	\$60,500	C
Terrazzo	5%			LIFE	**	5	\$52,500	C
Traffic Topping	10%			2032	**	5	\$168,000	C
Vinyl Tile	55%			2024	\$6,237,200	3	\$277,200	C
Vinyl Tile	9%			2019	\$1,020,600	3	\$60,500	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : 9 inch X 9 inch Tiles								
Vinyl Tile	5%			2032	**	3	\$25,200	C
Interior Walls								
Ceramic Tile	5%			2027	**	5	\$102,800	C
Concrete Masonry Unit	10%			LIFE	**	5	\$82,300	C
Fiberglass Panel	2%			LIFE	**			C
Gypsum Board	10%			LIFE	**	5	\$123,400	C
Granite Panels	5%			LIFE	**			C
Marble Panels	3%			LIFE	**			C
Plaster	45%			LIFE	**	5	\$277,600	C
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	50%			2029	**	5	\$840,100	B
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : New Born Pavillion, Emergency Room								
AcousTileSusp.Lay-In	33%			2037	**	5	\$443,600	B
Exposed Concrete	5%	Now	\$643,700	LIFE	**	5	\$10,500	B
Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
Location : Central Stores Room In Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Central Stores Room In Basement								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Central Stores Room In Basement								
Explanation : Expansion Joint Failure								
Metal Panel	5%			LIFE	**	5	\$84,000	B
Metal Panel	2%			LIFE	**	5	\$33,600	B
Plaster	5%			LIFE	**	5	\$42,000	B
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Auditorium								

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2024	\$81,200	5	\$2,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 1							
	Explanation : 2- 3000 Amperes Main Service Protectors							
Air Circuit Breaker	50%			2024	\$81,200	5	\$2,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 2							
	Explanation : 2- 4000 Amperes Main Service Protectors							
Transformers								
Dry Type	50%			2029	* *	5	\$1,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 1							
	Explanation : 112 Kva, 480/277/208 Volts							
Dry Type	50%			2037	* *	5	\$1,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 2							
	Explanation : 150 Kva, 480/277/120 Volts							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$507,100	5	\$23,600	B
Raceway								
Busway	5%			2029	* *	1		B
Conduit	85%			2024	\$608,500	1		B
Conduit	10%			2044	* *	1		B
Panelboards								
Fused Disc Sw	5%			2032	* *	5	\$1,000	B
Molded Case Bkrs	75%			2023	\$540,400	5	\$17,700	B
Molded Case Bkrs	10%			2032	* *	5	\$2,400	B
Molded Case Bkrs	10%			2040	* *	5	\$2,400	B
Wiring								
Braided Cloth	65%	2-4	\$526,400	2049	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Busway	5%			2022	\$40,500	1		B
Thermoplastic	20%			2034	* *	1		B
Thermoplastic	10%			2044	* *	1		B
Motor Controllers								
Locally Mounted	80%			2022	\$1,085,900	5	\$4,800	B
Locally Mounted	20%			2037	* *	5	\$1,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$13,200	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2022	\$5,800	1	\$138,100	B
Automatic	50%			2029	* *	1	\$138,100	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Generators								
	Diesel	100%			2020	\$78,000	1	\$347,800	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room						
			Explanation : 2- Generators Rated @ 750 Kw And 600 Kw						
Batteries									
	Lead/Acid	100%			2018	\$700	5	\$33,300	B
Fuel Storage									
	Day Tank	50%			2040	* *	5	\$83,300	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room						
			Explanation : 2- Day Tanks - 30 Gallons And 50 Gallons Capacity						
	Main Tank	50%			2027	* *	5	\$13,200	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
			Explanation : 2- Main Tanks - 6000 Gallons And 7500 Gallons Capacity						
Lighting									
	Interior Lighting								
	Fluorescent	15%			2029	* *	10	\$123,500	B
			T-5 Lamps, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	5%			2019	\$231,800	10	\$41,200	B
			T-12 Lamps, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	Fluorescent	60%			2029	* *	10	\$494,200	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-8 Lamps						
	Fluorescent	19%			2029	* *	10	\$156,500	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Compact Fluorescent Lamps						
	HID	1%			2029	* *	10	\$300	B
Egress Lighting									
	Emergency, Service	50%			2024	\$64,800	1		B
	Exit, LED	40%			2052	* *	1		B
	Exit, Service	10%			2024	\$13,000	1		B
Exterior Lighting									
	HID	100%			2024	\$325,900	10	\$2,700	B
Alarm									
	Security System								
	No Component	60%							D
	Generic	40%			2024	\$1,078,400	1	\$134,200	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Inside And Outside The Building						
			Explanation : C C T V Surveillance Camera System, Intrusion Alarm System And Infant Protection System						

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

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

**Alarm**

Fire/Smoke Detection

No Component

60%

Generic

40%

2024

\$3,691,700

1-3

\$221,400

D

B

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

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

**Heating**

Energy Source

Fuel Oil No 6

100%

0-2

\$2,194,700

2054

\* \*

5

\$139,100

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Oil Tanks, East Side Underground**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Fuel Oil Tanks, East Side Underground**Other Observation, Extent : Light, Area Affected : 100%**Location : Underground Tanks**Explanation : 4 - 35,000 Gallon Tanks**2 - 50,000 Gallon Tanks***Conversion Equipment**

Heat Exchanger

10%

2027

\* \*

1

\$44,400

B

Steam Boiler

90%

0-2

\$3,904,100

2044

\* \*

1

\$720,400

B

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Basement**Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Units***Distribution**

Hot Wtr Piping/Pump

90%

2032

\* \*

4

\$59,800

B

Steam Piping/Pump

10%

Now

\$31,100

2034

\* \*

4

\$4,400

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Condensate Return Line Coming From 16th Floor***Terminal Devices**

Air Handler

30%

2024

\$1,441,400

1

\$166,600

B

Convactor/Radiator

70%

2037

\* \*

1

\$203,000

B

**Air Conditioning**

Energy Source

Electricity

100%

2040

\* \*

1

B

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	75%			2033	* *	1	\$728,900	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Main Chillers In The Basement And 5 Units On The Roof</i>								
Window/Wall Unit	25%			2019	\$458,000	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	75%			2034	* *	4	\$33,200	B
No Component	25%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	75%			2024	\$2,838,800	1	\$416,500	B
No Component	25%							D
<b>Heat Rejection</b>								
Water Cool Tower	60%			2025	\$1,534,700	2	\$542,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Part Of The 5 Chillers</i>								
No Component	30%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$500,800	B
<b>Exhaust Fans</b>								
Interior	80%			2024	\$788,000	2	\$22,000	B
Roof	20%	Now	\$141,700	2034	* *	2	\$4,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	* *	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2050	* *	4	\$88,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units - Instantaneous Type</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$96,800	LIFE	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$62,200	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MAIN BUILDING**  
**Asset # : 281**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Rigid Piping	100%	Now	\$1,100	2024	\$11,000	4	\$1,600	B
	Malfunctioning, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
Sewage Ejector(s)								
Electric	70%	0-2	\$7,700	2034	* *	4	\$1,100	B
	Obsolete Equipment, Extent : Severe, Area Affected : 100%							
	Location : Basement							
Electric	30%			2024	\$3,300	4	\$700	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$55,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7 Units Basement:15th , 2 Units 6-16; 3 Units In O. P. D B-7							
	Explanation : 12 Units							
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$452,800	B
Sprinkler								
No Component	70%							D
Generic	30%			2044	* *	1-2	\$75,500	B
Fire Pump								
Generic	100%			2033	* *	1	\$167,700	B
Chemical System								
Wet	10%			2022	\$2,800	1-3	\$6,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Ansul 102							
No Component	70%							D
Generic	20%			2022	\$5,200	1-3	\$11,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fire Extinguishers							

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : METROPOLITAN HOSPITAL MENTAL HEALTH  
**Address** : 1901 FIRST AVENUE @E. 99 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0011.030 / 750 **Yr Built/Renovated** : 1973 / 2004  
**Area Sq Ft** : 208,050 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 05-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,9,11,14,15,16  
**Block** : 1669 **Lot** : 1 **BIN** : 1083929

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,703,400	\$498,600
Interior Architecture	\$579,200	\$1,689,900
Electrical	\$429,400	\$2,248,300
Mechanical	\$420,400	\$256,900
<b>Total</b>	<b>\$3,132,400</b>	<b>\$4,693,700</b>
Priority A	\$1,703,400	\$498,600
Priority B	\$1,131,300	\$2,637,600
Priority C	\$297,800	\$1,557,600
<b>Total</b>	<b>\$3,132,400</b>	<b>\$4,693,700</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,400			\$31,600
Interior Architecture	\$3,900	\$59,100	\$7,800	\$15,600
Electrical	\$21,300	\$33,900	\$28,200	\$37,700
Mechanical	\$45,800	\$39,800	\$61,000	\$64,000
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
<b>Total</b>	<b>\$172,200</b>	<b>\$227,600</b>	<b>\$191,700</b>	<b>\$243,600</b>
Priority A	\$6,400			\$31,600
Priority B	\$161,900	\$199,600	\$183,900	\$196,400
Priority C	\$3,900	\$28,000	\$7,800	\$15,600
<b>Total</b>	<b>\$172,200</b>	<b>\$227,600</b>	<b>\$191,700</b>	<b>\$243,600</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**  
**Asset # : 750**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$256,300	A
Granite Panels	5%			LIFE	**	5	\$10,700	A
Marble Panels	5%			LIFE	**	5	\$10,700	A
Windows								
Aluminum	100%	Now	\$1,638,500	2049	**	5	\$19,700	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$15,400	A
Masonry: Limestone	10%			LIFE	**	5	\$3,000	A
Metal Rail	25%			2037	**	5-10	\$106,900	A
Roof								
Asphalt Macadam	10%	Now	\$6,400	2024	\$21,500	5	\$2,100	A
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Driveway Over Storage Area In Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Over Storage Area In Basement								
IRMA/Protected Membrane	40%			2024	\$200,300	10	\$25,300	A
Modified Bitumen	50%			2029	**	10	\$31,600	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	C
Ceramic Tile	5%			2033	**	5	\$15,600	C
Quarry Tile	5%			2029	**	5	\$23,400	C
Sheet Vinyl/Rubber	15%			2024	\$1,375,400	5	\$70,100	C
Terrazzo	10%			LIFE	**	5	\$24,300	C
Vinyl Tile	40%			2029	**	3	\$46,700	C
Vinyl Tile	5%			2032	**	3	\$5,800	C
Vinyl Tile	10%			2019	\$262,700	3	\$15,600	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9 inch X 9 inch Tiles								
Interior Walls								
Ceramic Tile	5%			2027	**	5	\$20,900	C
Concrete Masonry Unit	2%			LIFE	**	5	\$3,300	C
Gypsum Board	5%			LIFE	**	5	\$12,600	C
Plaster	63%			LIFE	**	5	\$79,100	C
SGFT/Glazed Masonry	25%			LIFE	**			C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**  
**Asset # : 750**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	68%			2037	**	5	\$264,700	B
AcousTileSusp.Lay-In	20%			2037	**	5	\$62,300	B
Exposed Concrete	5%	Now	\$149,100	LIFE	**	5	\$2,400	B
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : General Storage Area In Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
Location : General Storage Area In Basement								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : General Storage Area In Basement								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : General Storage Area In Basement								
Explanation : Expansion Joint Failure								
Gypsum Board	5%			LIFE	**	5	\$19,500	B
Metal Panel	2%			LIFE	**	5	\$7,800	B

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2024	\$65,000	5	\$1,100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- 4000 Amperes Main Service Protectors									
Transformers									
Dry Type		100%			2029	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 500 Kva And 300 Kva, 480/208 Volts									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2024	\$221,900	5	\$5,500	B
Raceway									
Conduit		10%			2044	* *	1		B
Conduit		20%			2034	* *	1		B
Conduit		70%			2024	\$200,400	1		B
Panelboards									
Molded Case Bkrs		80%			2023	\$230,600	5	\$4,400	B
Molded Case Bkrs		10%			2032	* *	5	\$500	B
Molded Case Bkrs		10%			2040	* *	5	\$500	B
Wiring									
Braided Cloth		60%	2-4	\$194,400	2049	* *	1		B
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
Thermoplastic		30%			2034	* *	1		B
Thermoplastic		10%			2044	* *	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**  
**Asset # : 750**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2022	\$54,300	5	\$100	B
Locally Mounted	5%			2037	* *	5	\$100	B
Locally Mounted	15%			2022	\$81,400	5	\$200	B
Motor Control Center	70%			2022	\$380,100	5	\$4,000	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,100	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	10%			2037	* *	1	\$6,400	B
Automatic	70%			2029	* *	1	\$44,800	B
Automatic	20%	2-4	\$2,300	2044	* *	1	\$11,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Generators</b>								
Diesel	100%			2020	\$78,000	1	\$80,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 675 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$700	5	\$7,700	B
<b>Fuel Storage</b>								
Day Tank	50%			2032	* *	5	\$19,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 56 Gallons Capacity</i>								
Main Tank	50%			2027	* *	5	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5000 Gallons Capacity</i>								
<b>Lighting</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**  
**Asset # : 750**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	5%			2019	\$53,700	10	\$9,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
Fluorescent	80%			2029	* *	10	\$152,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2029	* *	10	\$19,100	B
	T-5 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Fluorescent	3%			2024	\$32,200	10	\$5,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2024	\$7,600	10	\$100	B
Incandescent	1%			2019	\$10,700	2		B
Egress Lighting								
Exit, LED	40%			2052	* *	1		B
Exit, Service	50%			2024	\$15,000	1		B
Exit, Service	10%			2019	\$3,000	1		B
Exterior Lighting								
HID	100%			2024	\$75,500	10	\$600	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$187,400	1	\$23,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways, Lobby							
	Explanation : C C T V Surveillance Camera System							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$641,500	1-3	\$38,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Lobby							
	Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Alarm Bells							

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

Heating

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**  
**Asset # : 750**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	80%			2027	* *	1	\$82,300	B
Pres. Reducing Valve/LP Steam	20%	Now	\$1,300	2020	\$25,600	5	\$1,200	B
Leak Evident, Extent : Moderate, Area Affected : 10% Location : Prv And Shut Off Valves								
Distribution								
Hot Wtr Piping/Pump	80%			2032	* *	4	\$12,300	B
Steam Piping/Pump	20%			2034	* *	4	\$2,100	B
Terminal Devices								
Air Handler	10%			2019	\$111,300	1	\$12,900	B
Convactor/Radiator	80%			2029	* *	1	\$53,800	B
Fan Coil Unit/Heat	10%			2019	\$309,100	1	\$6,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$10,300	B
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Provided From Adjacent Main Hospital Building								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$128,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$116,000	B
Exhaust Fans								
Interior	90%			2024	\$205,400	2	\$5,700	B
Roof	10%			2024	\$16,400	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$2,500	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$12,700	B
Fixtures								
Generic	100%							B
Vertical Transport								

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**HEALTH AND HOSPITALS CORP. - 819**  
**METROPOLITAN HOSPITAL MENTAL HEALTH**

**Asset # : 750**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3 Units 1-14, 2 Units B- 13th Floor, 1 Unit B-12th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$104,900	B
Sprinkler									
	No Component	60%							D
	Generic	40%			2044	* *	1-2	\$23,300	B
Chemical System									
	No Component	80%							D
	Generic	20%			2022	\$5,200	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : MORRISANIA D & T CENTER ANNEX  
**Address** : 1225 GERARD AVE. NEAR E. 167 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0018.020 / 1005 **Yr Built/Renovated** : 1973 / 1999  
**Area Sq Ft** : 24,627 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 04-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2489 **Lot** : 60 **BIN** : 2003015

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$246,300	\$42,400
Interior Architecture		\$242,800
Electrical		\$116,800
Mechanical		\$95,300
<b>Total</b>	<b>\$246,300</b>	<b>\$497,200</b>
Priority A	\$246,300	\$42,400
Priority B		\$212,100
Priority C		\$242,800
<b>Total</b>	<b>\$246,300</b>	<b>\$497,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$22,000			
Interior Architecture	\$30,800	\$14,000		\$3,600
Electrical			\$300	\$900
Mechanical	\$25,300	\$3,400	\$4,600	\$6,800
<b>Total</b>	<b>\$78,200</b>	<b>\$17,400</b>	<b>\$4,900</b>	<b>\$11,300</b>
Priority A	\$22,000			
Priority B	\$32,100	\$16,100	\$4,900	\$7,700
Priority C	\$24,000	\$1,300		\$3,600
<b>Total</b>	<b>\$78,200</b>	<b>\$17,400</b>	<b>\$4,900</b>	<b>\$11,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$63,400	LIFE	**	5	\$42,400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Exit To Parking Area								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
Location : Exit To Parking Area								
Windows								
Aluminum	100%	0-2	\$40,700	2032	**	5	\$4,900	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Masonry: Brick	75%	Now	\$18,000	LIFE	**	5	\$3,100	A
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Cornice	15%	0-2	\$3,200	2052	**			A
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal: Cage/Fence	10%	2-4	\$800	2037	**	5	\$1,400	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	\$142,200	2034	**			A
Blisters, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Third Floor Roof								
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$1,700	LIFE	**	5	\$7,400	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%			2037	**	5	\$2,500	C
Vinyl Tile	85%	0-2	\$12,100	2024	\$242,800	3	\$10,800	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

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

## Interior

## Interior Walls

Concrete Masonry Unit	10%	0-2	\$3,800	LIFE	* *	5	\$1,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	90%	0-2	\$6,400	LIFE	* *	5	\$18,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

## Ceilings

AcousTileConcealSpLn	25%	0-2	\$6,800	2037	* *	5	\$5,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	75%			2037	* *	5	\$25,400	B

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

## Under 600 Volts

## Raceway

Conduit	100%			2024	\$25,900	1		B
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## Panelboards

Molded Case Bkrs	100%			2023	\$24,000	5	\$600	B
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## Wiring

Thermoplastic	100%			2024	\$27,800	1		B
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## Motor Controllers

Locally Mounted	50%			2029	* *	5	\$100	B
Locally Mounted	50%			2022	\$8,300	5	\$100	B

## Lighting

## Interior Lighting

Fluorescent	40%			2024	\$46,700	10	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mixture Of T-8, T-5 And Compact Fluorescent</i>								
Fluorescent	60%			2024	\$70,100	10	\$12,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								

## Egress Lighting

Exit, Service	50%			2029	* *	1		B
Exit, Battery	50%			2029	* *	10	\$800	B

## Exterior Lighting

HID	100%			2029	* *	10	\$100	B
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Of Adjacent Building								
Explanation : H W Pumps Located In Adjacent Building Basement - Only Piping In This Building								
Terminal Devices								
Convactor/Radiator	30%			2029	* *	1	\$2,200	B
No Component	70%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Mechanical Room, 3rd Floor								
Explanation : Air Handler Is Covered Under A C Section								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Chw Pumps Are Located In Adjacent Building - Only Chw Piping Is In This Building								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$4,800	2024	\$95,300	1	\$12,600	B
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Air Handler Duct - 3rd Floor Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Filter Frame Needs Replacement								
Explanation : Mechanical Room, 3rd Floor								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$9,700	LIFE	* *	2-5	\$12,600	B
Leak Evident, Extent : Light, Area Affected : 100%								
Location : Mechanical Room, 3rd Floor								
Exhaust Fans								
Interior	100%			2029	* *	2	\$700	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,600	4	\$2,500	B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER ANNEX**  
**Asset # : 1005**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$11,400	B
Sprinkler									
	No Component	95%							D
	Generic	5%			2034	* *	1-2	\$300	B
Chemical System									
	No Component	80%							D
	Generic	20%			2022	\$5,200	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : MORRISANIA D & T CENTER MAIN BLDG.  
**Address** : 1225 GERARD AVE. NEAR E. 167 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0018.010 / 1004 **Yr Built/Renovated** : 1973 / 1999  
**Area Sq Ft** : 71,711 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 04-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2489 **Lot** : 60 **BIN** : 2003015

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,603,400	\$102,900
Interior Architecture	\$221,400	\$533,800
Electrical		\$604,600
Mechanical	\$44,300	\$343,800
<b>Total</b>	<b>\$1,869,100</b>	<b>\$1,585,100</b>
Priority A	\$1,603,400	\$102,900
Priority B	\$44,300	\$948,400
Priority C	\$221,400	\$533,800
<b>Total</b>	<b>\$1,869,100</b>	<b>\$1,585,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$10,300
Interior Architecture	\$84,300		\$1,400	\$6,800
Electrical	\$9,500	\$6,300	\$12,500	\$37,900
Mechanical	\$69,400	\$24,900	\$44,000	\$44,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$171,100</b>	<b>\$39,100</b>	<b>\$65,800</b>	<b>\$107,600</b>
Priority A				\$10,300
Priority B	\$159,100	\$39,100	\$64,400	\$90,500
Priority C	\$12,000		\$1,400	\$6,800
<b>Total</b>	<b>\$171,100</b>	<b>\$39,100</b>	<b>\$65,800</b>	<b>\$107,600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$79,500	A
Masonry: Brick	22%	Now	\$209,500	LIFE	**	5	\$23,300	A
Expansion Jnt Failure, Extent : Severe, Area Affected : 30%								
Location : Between Annex And Main Building								
Misaligned/Bulging, Extent : Severe, Area Affected : 70%								
Location : Throughout Weephole / Relieving Angle Locations								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : At Perimeter Joint Between Building And Side Walks								
Window Wall	3%			2034	**	5	\$11,900	A
Windows								
Aluminum	100%	2-4	\$960,700	2049	**	5	\$11,600	A
Hardware Missing, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Weather Strip Missing, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	2-4	\$69,500	LIFE	**	5	\$12,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Cornice	10%			2039	**	10	\$4,300	A
Roof								
Modified Bitumen	100%	0-2	\$363,600	2034	**			A
Blisters, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$31,200	C
Ceramic Tile	3%			2033	**	5	\$2,900	C
Quarry Tile	25%	Now	\$67,700	2029	**	5	\$17,800	C
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Entrance								
Vinyl Tile	57%	0-2	\$45,700	2024	\$456,800	3	\$20,300	C
Water Penetration, Extent : Light, Area Affected : 30%								
Location : At Expansion Joint Between Main Building And Annex								

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$55,200	LIFE	* *			C
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Sub Basement</i>								
Ceramic Tile	5%	0-2	\$12,000	2033	* *	5	\$4,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,000	C
Gypsum Board	73%	0-2	\$52,800	LIFE	* *	5	\$77,000	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	2%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	30%	Now	\$22,900	2037	* *	5	\$17,800	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	50%	Now	\$19,100	2037	* *	5	\$23,700	B
<i>Water Penetration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Radiology</i>								
Exposed Concrete	10%	Now	\$30,300	LIFE	* *	5	\$1,500	B
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mail Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Expansion Joint In Basement, Below Stair</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub Basement Below Entrance</i>								
<i>Explanation : Cracking Concrete Beam</i>								
Gypsum Board	5%			LIFE	* *	5	\$5,900	B
Plaster	5%			LIFE	* *	5	\$3,000	B

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$8,500	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : No Rating Available							
Fused Disc Sw	25%			2044	**	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Service Room							
	Explanation : 1200 Amp Service Switch							
Fused Disc Sw	25%			2044	**	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Service Room							
	Explanation : 600 Amp Service Switch For Fire Pump							
Transformers								
Dry Type	75%			2022	\$11,100	5	\$200	B
Dry Type	20%			2037	**	5	\$100	B
Dry Type	5%	Now	\$700	2044	**	5		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Service Room							
	Explanation : Total Of 7 Transformers							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$1,900	B
Raceway								
Conduit	90%			2034	**	1		B
Conduit	10%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$5,400	5	\$200	B
Molded Case Bkrs	80%			2023	\$43,200	5	\$1,500	B
Molded Case Bkrs	10%			2040	**	5	\$200	B
Wiring								
Thermoplastic	90%			2024	\$74,600	1		B
Thermoplastic	10%			2044	**	1		B
Motor Controllers								
Locally Mounted	45%			2022	\$30,500	5	\$200	B
Locally Mounted	40%			2029	**	5	\$200	B
Locally Mounted	10%			2037	**	5		B
Motor Control Center	5%			2029	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,000	LIFE	**	5	\$1,100	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Basement							
	Explanation : Covered With Paint And Connected With Main Water Main							
Stand-by Power								

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Transfer Switches								
Automatic	100%			2022	\$11,500	1	\$22,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Asco Type Transfer Switch								
Generators								
Diesel	100%			2020	\$78,000	1	\$27,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Onan Generator								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$2,700	B
Fuel Storage								
Day Tank	100%			2023	\$4,600	5	\$11,800	B
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$196,600	10	\$34,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Fluorescent	38%			2024	\$124,500	10	\$22,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Mixture Of T-8, T-5 And Compact Fluorescent								
HID	2%			2019	\$4,600	10		B
Egress Lighting								
Exit, Service	50%			2024	\$4,600	1		B
Exit, Battery	50%			2024	\$22,900	10	\$2,100	B
Exterior Lighting								
HID	100%			2019	\$26,000	10	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2029	**	1-3	\$8,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Tanks Of 15,000 Gals Each								

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment									
Heat Exchanger	10%			2033	* *	1	\$3,100	B	
Steam Boiler	90%	Now	\$6,900	2037	* *	1	\$50,900	B	
On Extended Life, Extent : Moderate, Area Affected : 5%									
Location : Boilers Burners									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units									
Distribution									
Hot Wtr Piping/Pump	95%			2040	* *	4	\$4,500	B	
Steam Piping/Pump	5%			2044	* *	4	\$200	B	
Terminal Devices									
Air Handler	70%	Now	\$11,900	2029	* *	1	\$24,700	B	
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Convactor/Radiator	30%			2022	\$131,500	1	\$6,200	B	
Air Conditioning									
Energy Source									
Electricity	100%			2046	* *	1		B	
Conversion Equipment									
Centrifugal, Elec Chiller	95%	Now	\$8,100	2033	* *	1	\$58,700	B	
Malfunctioning, Extent : Moderate, Area Affected : 5%									
Location : Control System									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : R-11 (2) Water Cooled Trane Chillers Also Feed Ahu On 3rd Floor									
Int Pkg Unit - Cooling	5%			2022	\$40,600	2	\$200	B	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor									
Explanation : Liebert A C unit In 1st Floor Server Room Undergoing Repair									
Distribution									
Chilled Wtr Pipe/Pump	95%			2044	* *	4	\$4,500	B	
No Component	5%							D	
Terminal Devices									
Air Handler/Cool/Ht	95%			2029	* *	1	\$37,300	B	
No Component	5%							D	
Heat Rejection									
Water Cool Tower	95%	Now	\$8,600	2025	\$171,700	2	\$48,500	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : (2) Cooling Towers									
No Component	5%							D	
Ventilation									

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**HEALTH AND HOSPITALS CORP. - 819**  
**MORRISANIA D & T CENTER MAIN BLDG.**  
**Asset # : 1004**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$44,300	LIFE	**	2-5	\$35,400	B
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Basement, At The Air Handlers							
Exhaust Fans								
Interior	80%			2029	**	2	\$1,600	B
Roof	20%	Now	\$10,000	2034	**	2	\$300	B
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$6,300	B
Sanitary Piping								
Cast Iron	100%	Now	\$6,800	LIFE	**	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
	Location : House Trap In Basement X Ray Section							
Storm Drain Piping								
Cast Iron	100%	Now	\$4,400	LIFE	**	1		B
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Roof Drain Over Union Office							
Sump Pump(s)								
Rigid Piping	100%			2019	\$11,000	4	\$1,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : One Sump Pump							
Backflow Preventer								
Generic	100%			2032	**	1	\$3,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Basement To 3rd Floor							
	Explanation : (2) Elevators. Both Are On Extended Life							
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$32,000	B
Sprinkler								
No Component	75%							D
Generic	25%			2044	**	1-2	\$4,400	B
Fire Pump								
Generic	100%			2027	**	1	\$11,900	B

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**HEALTH AND HOSPITALS CORP. - 819  
MORRISANIA D & T CENTER MAIN BLDG.**

**Asset # : 1004**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Chemical System									
	No Component	80%							D
	Generic	20%			2022	\$5,200	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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

*Maintenance \$ are aggregated over a 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 : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME  
**Address** : 149-25 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0012.010 / 740 **Yr Built/Renovated** : 1925 /  
**Area Sq Ft** : 69,100 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 13-Apr-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 16325 **Lot** : 227 **BIN** : 4439926

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,138,400	\$126,700
Interior Architecture	\$1,753,100	\$322,400
Electrical	\$287,800	
Mechanical	\$588,000	\$330,200
<b>Total</b>	<b>\$3,767,400</b>	<b>\$779,300</b>
Priority A	\$1,138,400	\$126,700
Priority B	\$1,340,400	\$374,800
Priority C	\$1,288,500	\$277,800
<b>Total</b>	<b>\$3,767,400</b>	<b>\$779,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Interior Architecture				\$8,000
Electrical			\$1,800	
Mechanical	\$17,700	\$1,500	\$1,600	\$14,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$27,600</b>	<b>\$11,400</b>	<b>\$13,200</b>	<b>\$32,800</b>
Priority B	\$27,600	\$11,400	\$13,200	\$24,800
Priority C				\$8,000
<b>Total</b>	<b>\$27,600</b>	<b>\$11,400</b>	<b>\$13,200</b>	<b>\$32,800</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME**  
**Asset # : 740**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$1,138,400	LIFE	**	5	\$126,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Windows								
Not Accessible	100%							D
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Terrazzo	10%	Now	\$65,800	LIFE	**	5	\$5,600	C
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	80%	Now	\$481,500	2030	**	3	\$21,400	C
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	10%	Now	\$60,200	2030	**	3	\$2,700	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : 9 X 9 Tiles								
Interior Walls								
Ceramic Tile	5%	Now	\$46,000	2023	\$229,900	5	\$4,200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Plaster	95%	Now	\$635,000	LIFE	**	5	\$47,900	C
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$464,600	LIFE	**	5	\$44,600	B
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME**  
**Asset # : 740**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Flooded Basement</i>						
		<i>Explanation : Water Present</i>						
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Molded Case Bkrs	100%	Now	\$54,000	2045	* *	5	\$900	B
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	60%	Now	\$147,700	2030	* *			B
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Lamp T12</i>						
HID	5%			2028	* *	10	\$100	B
Incandescent	35%	Now	\$86,100	2030	* *	2	\$300	B
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Exit, Service	50%			2028	* *	1		B
Exit, Battery	50%			2028	* *	10	\$1,600	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #1 - NURSING HOME**  
**Asset # : 740**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Distribution									
	Steam Piping/Pump	100%			2020	\$330,200	4	\$3,500	B
Not in Service, Extent : Light, Area Affected : 100%									
Location : Entire Complex									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Power Plant									
Explanation : From Power Plant									
Terminal Devices									
	Convactor/Radiator	100%			2018	\$446,700	1	\$15,400	B
Air Conditioning									
Energy Source									
	Electricity	100%			2019	\$13,400	1		B
Conversion Equipment									
	Window/Wall Unit	10%			2016	\$9,700	1		B
	No Component	90%							D
Ventilation									
Exhaust Fans									
	Interior	10%			2016	\$5,200	2	\$100	B
	No Component	90%							D
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2018	\$141,300	1		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Fixtures									
	Generic	100%							B
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : Floors 1-5									
Explanation : 2 Units - Not In Service									

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME  
**Address** : 149-25 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0012.020 / 729 **Yr Built/Renovated** : 1938 /  
**Area Sq Ft** : 41,820 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 13-Apr-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 16325 **Lot** : 227 **BIN** : 4439927

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$689,000	\$76,700
Interior Architecture	\$934,100	
Electrical	\$177,500	
Mechanical	\$355,900	\$199,900
<b>Total</b>	<b>\$2,156,500</b>	<b>\$276,600</b>
Priority A	\$689,000	\$76,700
Priority B	\$758,300	\$199,900
Priority C	\$709,200	
<b>Total</b>	<b>\$2,156,500</b>	<b>\$276,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Interior Architecture	\$20,800			\$5,100
Electrical			\$1,100	
Mechanical	\$10,700	\$900	\$1,000	\$9,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$41,300</b>	<b>\$10,800</b>	<b>\$11,900</b>	<b>\$24,000</b>
Priority B	\$20,600	\$10,800	\$11,900	\$18,900
Priority C	\$20,800			\$5,100
<b>Total</b>	<b>\$41,300</b>	<b>\$10,800</b>	<b>\$11,900</b>	<b>\$24,000</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME**  
**Asset # : 729**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%	Now	\$689,000	LIFE	* *	5	\$76,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Not Accessible	100%							D
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
<b>Interior</b>								
Floors								
Ceramic Tile	5%	Now	\$20,800	2029	* *	5	\$1,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	95%	Now	\$346,100	2030	* *	3	\$15,400	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$55,700	2029	* *	5	\$2,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	95%	Now	\$307,400	LIFE	* *	5	\$29,000	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
Plaster	100%	Now	\$224,900	LIFE	* *	5	\$27,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Flooded Basement</i>								
<i>Explanation : Water Present</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME**  
**Asset # : 729**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Molded Case Bkrs	100%	Now	\$36,000	2045	* *	5	\$600	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	60%	Now	\$89,400	2030	* *			B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T12</i>								
HID	5%			2028	* *	10		B
Incandescent	35%	Now	\$52,100	2030	* *	2	\$200	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Exit, Service	50%			2028	* *	1		B
Exit, Battery	50%			2028	* *	10	\$1,000	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Distribution								
Steam Piping/Pump	100%			2020	\$199,900	4	\$2,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power Plant - Not In Service</i>								
<i>Explanation : Steam And Hot Water From Other Bldg</i>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BLDG #2 - NURSING HOME**  
**Asset # : 729**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2018	\$270,400	1	\$9,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2019	\$8,100	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2016	\$5,900	1		B
	No Component	90%							D
Ventilation									
	Exhaust Fans								
	Interior	10%			2016	\$3,200	2	\$100	B
	No Component	90%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2018	\$85,500	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Floors 1-5								
	Explanation : 2 Units - Not In Service								

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : NEPONSIT HEALTH CARE CENTER BOILER RM  
**Address** : 149-25 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0012.030 / 730 **Yr Built/Renovated** : 1917 /  
**Area Sq Ft** : 45,837 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 13-Apr-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 16325 **Lot** : 227 **BIN** : 4449001

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$841,500	\$93,700
Electrical	\$172,600	\$110,900
Mechanical	\$616,300	\$587,500
<b>Total</b>	<b>\$1,630,400</b>	<b>\$792,100</b>
Priority A	\$841,500	\$93,700
Priority B	\$788,900	\$698,400
<b>Total</b>	<b>\$1,630,400</b>	<b>\$792,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Electrical	\$68,300	\$3,200	\$39,100	\$27,200
Mechanical	\$22,100	\$6,600	\$6,600	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$94,300</b>	<b>\$13,700</b>	<b>\$49,600</b>	<b>\$37,700</b>
Priority B	\$94,300	\$13,700	\$49,600	\$37,700
<b>Total</b>	<b>\$94,300</b>	<b>\$13,700</b>	<b>\$49,600</b>	<b>\$37,700</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BOILER RM**  
**Asset # : 730**

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

## Exterior

## Exterior Walls

Masonry: Brick

100% Now

\$841,500 LIFE

\* \*

5

\$93,700

A

*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : Throughout**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Windows

Not Accessible

100%

D

## Parapets

Not Accessible

100%

D

## Roof

Not Accessible

100%

D

## Interior

## Floors

Not Accessible

100%

D

## Interior Walls

Not Accessible

100%

D

## Ceilings

Not Accessible

100%

D

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$17,000

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Rated At 3000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$110,900

5

\$200

B

## Raceway

Conduit

70%

2020

\$24,700

1

B

Tray

30%

2018

\$10,600

1

B

## Panelboards

Fused Disc Sw

30%

2019

\$23,400

5

\$300

B

Molded Case Bkrs

70%

2019

\$54,600

5

\$800

B

## Wiring

Braided Cloth

40% Now

\$12,700

2045

\* \*

1

B

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Throughout*

Thermoplastic

60%

2020

\$19,100

1

B

## Motor Controllers

Locally Mounted

100%

2018

\$11,000

5

\$300

B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BOILER RM**  
**Asset # : 730**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	\$11,500	1	\$14,100	B
Generators								
Diesel	100%			2016	\$78,000	1	\$17,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 313 Kva</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$1,700	B
Fuel Storage								
Main Tank	100%			2023	\$6,000	5	\$1,500	B
Lighting								
Interior Lighting								
Fluorescent	60%			2016	\$39,900	10	\$27,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T12</i>								
HID	5%			2028	* *	10	\$100	B
Incandescent	35%			2016	\$23,300	2	\$400	B
Egress Lighting								
Exit, Service	50%			2028	* *	1		B
Exit, Battery	50%			2028	* *	10	\$1,700	B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Natural Gas	100%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Complex</i>								
<i>Explanation : Building Is Not In Service</i>								
Conversion Equipment								
Steam Boiler	100%			2025	\$241,300	1	\$49,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2020	\$346,200	4	\$3,700	B

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER BOILER RM**  
**Asset # : 730**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2018	\$468,300	1	\$16,100	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2018	\$148,100	1		B
	HW Heat Exchanger								
	Low Temp	100%			2020	\$15,400	4	\$7,400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2016	\$11,000	4	\$2,500	B
Fixtures									
	Generic	100%							B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : NEPONSIT HEALTH CARE CENTER GARAGE  
**Address** : 149-25 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0012.040 / 731 **Yr Built/Renovated** : 1917 /  
**Area Sq Ft** : 1,313 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 13-Apr-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 16325 **Lot** : 227 **BIN** : 4518259

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,900			
<b>Total</b>	<b>\$20,900</b>			
Priority A	\$20,900			
<b>Total</b>	<b>\$20,900</b>			



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER GARAGE**  
**Asset # : 731**

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

## Exterior

## Exterior Walls

Masonry: Brick

100% Now \$20,900 LIFE \* \* 5 \$3,500 A  
*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## Roof

Not Accessible

100%

D

## Interior

## Floors

Not Accessible

100%

D

## Interior Walls

Not Accessible

100%

D

## Ceilings

Not Accessible

100%

D

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

## Under 600 Volts

## Service Equipment

Not Accessible

100%

D

## Transformers

Not Accessible

100%

D

## Switchgear / Switchboard

Not Accessible

100%

D

## Raceway

Not Accessible

100%

D

## Panelboards

Not Accessible

100%

D

## Wiring

Not Accessible

100%

D

## Motor Controllers

Not Accessible

100%

D

## Ground

## Grounding Devices

Not Accessible

100%

D

## Lighting

## Interior Lighting

Not Accessible

100%

D

## Egress Lighting

Not Accessible

100%

D

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

## Heating

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NEPONSIT HEALTH CARE CENTER GARAGE**  
**Asset # : 731**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Not Accessible	100%							D
	Terminal Devices								
	Not Accessible	100%							D
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							D
	Water Heater								
	Not Accessible	100%							D
	HW Heat Exchanger								
	Not Accessible	100%							D
	Sanitary Piping								
	Not Accessible	100%							D
	Storm Drain Piping								
	Not Accessible	100%							D
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Not Accessible	100%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : NORTH CENTRAL BRONX HOSPITAL  
**Address** : 3424 KOSSUTH AVE. & 210 ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HHC0013.000 / 732 **Yr Built/Renovated** : 1976 / 2002  
**Area Sq Ft** : 655,542 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 07-May-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,7,9,11,13,17,ph  
**Block** : 3327 **Lot** : 200 **BIN** : 2017787

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$5,560,600	\$804,500
Interior Architecture		\$838,700	\$2,473,100
Electrical			\$13,653,400
Mechanical		\$2,823,400	\$7,602,300
<b>Total</b>		<b>\$9,222,600</b>	<b>\$24,533,400</b>
Priority A		\$5,560,600	\$804,500
Priority B		\$3,246,700	\$21,999,500
Priority C		\$415,300	\$1,729,400
<b>Total</b>		<b>\$9,222,600</b>	<b>\$24,533,400</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$53,400		\$29,300	
Interior Architecture	\$53,200		\$70,600	\$44,000
Electrical	\$76,600	\$52,900	\$68,600	\$84,300
Mechanical	\$303,400	\$225,200	\$367,500	\$245,900
Elevators/Escalators	\$201,300	\$201,300	\$201,300	\$201,300
<b>Total</b>	<b>\$687,900</b>	<b>\$479,400</b>	<b>\$737,200</b>	<b>\$575,600</b>
Priority A	\$53,400		\$29,300	
Priority B	\$581,300	\$479,400	\$637,400	\$531,500
Priority C	\$53,200		\$70,600	\$44,000
<b>Total</b>	<b>\$687,900</b>	<b>\$479,400</b>	<b>\$737,200</b>	<b>\$575,600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**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 Code
Exterior								
Exterior Walls								
Masonry: Brick Cavity	57%			LIFE	**	5	\$456,900	A
Metal Panel	2%	Now	\$11,400	2035	**	5	\$15,000	A
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Above Overhead Doors								
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Above Overhead Doors								
Metal Coiling Doors	3%			2030	**	5	\$37,600	A
Pre-Cast Concrete	5%	Now	\$82,200	LIFE	**	5	\$65,100	A
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Over Emergency Entrance								
Vertical Cracks, Extent : Light, Area Affected : 100%								
Location : Over Emergency Entrance								
Pre-Cast Concrete	30%			LIFE	**	5	\$781,500	A
Window Wall	3%	Now	\$172,100	2045	**	5	\$22,500	A
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Lobby And Various Other Locations								
Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
Location : Lobby								
Windows								
Aluminum	95%	Now	\$3,989,900	2050	**	5	\$48,000	A
Air Infiltration, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Metal Louvers	5%			2034	**	10	\$31,600	A
Parapets								
Cast in Place Concrete	5%	Now	\$8,400	LIFE	**	5	\$13,800	A
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Parapet Enclosing Cooling Tower								
Masonry: Brick Cavity	60%			LIFE	**	5-10	\$109,500	A
Metal Panel	5%			2045	**	5	\$5,200	A
Metal Rail	10%			2038	**	5-10	\$48,200	A
Pre-Cast Concrete	20%			LIFE	**	5	\$67,100	A

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**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 Code
Exterior								
Roof								
Cast in Place Concrete	15%			LIFE	* *	10	\$36,100	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Over 13th Floor							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Over 11th And 13th Floors							
Modified Bitumen	50%			2030	* *	10	\$72,300	A
Panel/Paver: Cer/Brk	35%	Now	\$567,600	2055	* *			A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Terrace Over Second Floor							
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Terrace Over Second Floor							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Terrace Over Second Floor							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$352,800	C
Ceramic Tile	5%			2034	* *	5	\$40,300	C
Panel/Paver: Cer/Brk	15%			2041	* *	5	\$272,200	C
Quarry Tile	5%			2038	* *	5	\$60,500	C
Vinyl Tile	35%			2030	* *	3	\$105,800	C
Vinyl Tile	5%			2033	* *	3	\$15,100	C
Vinyl Tile	20%			2025	\$1,360,800	3	\$80,600	C
Under Construction	5%							D
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$18,600	C
Ceramic Tile	5%			2034	* *	5	\$7,400	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,900	C
Glass: Single Pane	2%			LIFE	* *	5	\$4,500	C
Gypsum Board	63%			LIFE	* *	5-10	\$158,900	C
Masonry: Brick	5%			LIFE	* *	10	\$2,200	C
Plaster	5%			LIFE	* *	5-10	\$6,300	C
Under Construction	5%							D
Ceilings								
AcousTileConcealSpLn	45%			2030	* *	5	\$452,300	B
AcousTileSusp.Lay-In	10%			2038	* *	5	\$80,400	B
Exposed Concrete	15%			LIFE	* *	5-10	\$150,800	B
Metal Panel	25%			LIFE	* *	5	\$502,500	B
Under Construction	5%							D

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2025	\$129,900	5	\$3,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- 4000 Amperes Service Protectors								
Transformers								
Dry Type	90%			2023	\$13,300	5	\$2,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- 150 Kva, 2-75 Kva, 2-50 Kva, 2-45 Kva 460/208/120 Volts								
Dry Type	10%			2038	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1- 75 Kva, 2- 45 Kva								
Switchgear / Switchboard								
Fused Disc Sw	95%			2025	\$391,400	5	\$2,700	B
Fused Disc Sw	5%			2045	* *	5	\$100	B
Raceway								
Busway	20%			2023	\$114,500	1		B
Conduit	70%			2025	\$400,900	1		B
Conduit	10%			2045	* *	1		B
Panelboards								
Fused Disc Sw	5%			2024	\$28,800	5	\$800	B
Molded Case Bkrs	15%			2033	* *	5	\$2,600	B
Molded Case Bkrs	10%			2041	* *	5	\$1,700	B
Molded Case Bkrs	70%			2024	\$403,500	5	\$12,100	B
Wiring								
Busway	20%			2023	\$129,600	1		B
Thermoplastic	70%			2025	\$453,500	1		B
Thermoplastic	10%			2045	* *	1		B
Motor Controllers								
Locally Mounted	10%			2023	\$53,900	5	\$400	B
Motor Control Center	10%			2038	* *	5	\$1,800	B
Motor Control Center	75%			2023	\$814,400	5	\$13,400	B
Variable Frequency Drive	5%			2038	* *			B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$19,300	B
Stand-by Power								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Transfer Switches								
Automatic	10%			2030	* *	1	\$20,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Basement							
	Explanation : 400 Amps For Fire Pump							
Automatic	70%			2023	\$8,100	1	\$141,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 3- 1600 Amps And 1- 1200 Amps							
Automatic	10%			2023	\$1,200	1	\$20,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Basement							
	Explanation : 400 Amps For Sprinkler Pump							
Automatic	10%			2023	\$1,200	1	\$20,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Second Basement							
	Explanation : 400 Amps For Standpipe Pump							
Generators								
Diesel	100%			2021	\$78,000	1	\$253,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- Emergency Generators Rated @ 750 Kw Each							
Batteries								
Lead/Acid	100%			2018	\$700	5	\$24,300	B
Fuel Storage								
Day Tank	50%			2024	\$19,400	5	\$50,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 105 Gallons Rated Capacity							
Main Tank	50%			2028	* *	5	\$7,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 3rd Basement							
	Explanation : 20,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	92%			2025	\$2,559,200	10	\$454,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	2%			2025	\$55,600	10	\$9,900	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : 12th Floor							
Fluorescent	5%			2030	* *	10	\$24,700	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : 4,6,7 Th Floors							
Incandescent	1%			2020	\$27,800	2	\$100	B

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Estimates are rounded to the nearest hundred dollars.

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2025	\$38,900	1		B
Exit, LED	5%			2060	* *	1		B
Exit, Service	20%			2020	\$15,500	1		B
Exit, Service	25%			2025	\$19,400	1		B
Exterior Lighting								
HID	50%			2020	\$119,000	10	\$1,000	B
HID	50%			2025	\$119,000	10	\$1,000	B
<b>Lightning Protection</b>								
Arresters/Cablings								
Generic	100%			2028	* *	5	\$1,500	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2025	\$590,400	1	\$73,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Mechanical Rooms, Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	30%			2020	\$2,021,100			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basements,</i>								
<i>Explanation : Manual Pull Station And Alarm Bells</i>								
Generic, Digital	70%			2025	\$4,716,000			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 3 - 20,000 Gallon Tanks For #2 Fuel Oil</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Heat Exchanger	10%			2028	* *	1	\$26,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Equipment Room							
		Explanation : Heat Exchanger Serves Reheat System And Radiation							
	Steam Boiler	70%			2038	* *	1	\$373,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Boilers Out Of 5 Are Newer Units							
	Steam Boiler	20%	2-4	\$520,500	2045	* *	1	\$96,000	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Boiler No-2 Is Beyond It's Useful Life Cycle And Defective - It Should Be Replaced							
Distribution									
	Hot Wtr Piping/Pump	30%			2033	* *	4	\$11,900	B
	Steam Piping/Pump	70%			2035	* *	4	\$18,600	B
Terminal Devices									
	Air Handler	50%	0-2	\$144,100	2020	\$1,441,300	1	\$149,900	B
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Air Handler Pans							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Level B-2, 5th & 18th Floors							
		Explanation : Air Handler Doors Leaking Air							
	Air Handler	10%			2033	* *	1	\$33,300	B
	Convactor/Radiator	30%			2030	* *	1	\$52,200	B
	Fan Coil Unit/Heat	10%			2025	\$800,500	1	\$17,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Reheat System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	80%			2034	* *	1	\$466,500	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 4 Of 5 Chillers Are Newer Units</i>								
Centrifugal, Elec Chiller	20%			2021	\$288,200	1	\$116,600	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Of 5 Chillers Is An Older Unit</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	80%	Now	\$104,500	2025	\$2,090,400	4	\$21,200	B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Connections To Air Handling Units</i>								
Chilled Wtr Pipe/Pump	20%			2045	* *	4	\$8,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : Pumps Replaced In 1999</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	85%	0-2	\$386,100	2020	\$1,930,300	1	\$254,900	B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Pans</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Air Handler Doors Leaking Air - 23 Out Of 27 Air Handlers Are Beyond Their Useful Life Cycle Rating</i>								
Air Handler/Cool/Ht	15%			2030	* *	1	\$50,000	B
<b>Heat Rejection</b>								
Water Cool Tower	100%			2019	\$1,534,600	2	\$542,200	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Water Cooling Tower Is Beyond It's Useful Life Cycle Rating</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$475,700	B
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	98%			2020	\$579,200	2	\$16,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mech. Room, 5th Floor, B3 And 18th Floor							
	Explanation : Ehaust Fans Are Beyond Their Useful Life Cycle Rating							
Roof	2%			2020	\$8,500	2	\$300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Exhaust Fans Beyond Useful Life Cycle							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
	Location : Water Pump Room							
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$53,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Equipment Room							
	Explanation : 2 Units With 5,000 Gallon Tanks							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,000	4	\$2,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : 2 Duplex Units							
Sewage Ejector(s)								
Electric	100%			2020	\$11,000	4	\$2,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : 2 Duplex Units							
Backflow Preventer								
Generic	100%			2030	* *	1	\$33,000	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Fire And Domestic / Repairs In Progress							
Fixtures								
Generic	100%							B
Vertical Transport								

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**HEALTH AND HOSPITALS CORP. - 819**  
**NORTH CENTRAL BRONX HOSPITAL**  
**Asset # : 732**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	65%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100% Location : (1) Sb2-2, (1) Sb1-2, (3) 1-4, (4) Sb1-17, (1) Sb2-17, (2) Sb1-16 Explanation : 12 Units							
	Geared Traction	25%		LIFE		* *			C
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Level Explanation : 3 Patient Elevators Operating Unreliably According To Building Staff							
	Geared Traction	10%		LIFE		* *			C
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Level Explanation : 1 Passenger Elevator In Unreliable Condition According To Building Staff							
Fire Suppression									
Standpipe									
	Generic	100%		2035		* *	1-5	\$271,700	B
Sprinkler									
	No Component	40%							D
	Generic	60%		2035		* *	1-2	\$90,600	B
Fire Pump									
	Generic	50%		2021	\$198,000		1	\$50,300	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Fire Pumps Are Beyond Their Useful Life Cycle							
	Generic	50%		2034		* *	1	\$50,300	B
Chemical System									
	Generic	33%		2018	\$8,600		1-3	\$18,200	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Chemical System Is Beyond It's Useful Life Cycle							
	Generic	67%		2024	\$17,400		1-3	\$33,900	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : No Access For Proper Inspection							

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.330 / 13433 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 5,662 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$34,300	\$1,600		\$12,300
Interior Architecture	\$20,400	\$400	\$1,000	\$1,100
Electrical	\$600	\$800	\$1,500	\$5,600
Mechanical	\$700	\$600	\$1,000	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$59,900</b>	<b>\$7,400</b>	<b>\$7,400</b>	<b>\$23,600</b>
Priority A	\$34,300	\$1,600		\$12,300
Priority B	\$17,900	\$5,400	\$6,400	\$10,200
Priority C	\$7,700	\$400	\$1,000	\$1,100
<b>Total</b>	<b>\$59,900</b>	<b>\$7,400</b>	<b>\$7,400</b>	<b>\$23,600</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300	A	
Masonry: Brick	45%			LIFE	* *	5	\$8,300	A	
Metal Panel	20%			2044	* *	5-10	\$25,500	A	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Bulkhead									
Metal Sect. OHD	5%			2037	* *	5	\$2,900	A	
Weathering Steel	5%	4+	\$3,400	LIFE	* *	1		A	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Canopy Columns									
Explanation : Corrosion - This Component Is Actually Ordinary Structural Steel									
Window Wall	15%			2044	* *	5	\$10,400	A	
Windows									
Aluminum	100%			2040	* *	5	\$700	A	
Parapets									
Metal Panel	25%			2044	* *	5	\$400	A	
Metal Rail	5%			2037	* *	5-10	\$300	A	
Pre-Cast Concrete	70%			LIFE	* *	5	\$1,600	A	
Roof									
Single Ply Membrane	100%	Now	\$30,900	2029	* *			A	
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Drains Clogged, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior									
Floors									
Carpet	25%	4+	\$2,900	2020	\$29,300	3	\$3,200	C	
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : O C M E Lobby									
Cast in Place Concrete	25%	Now	\$4,800	LIFE	* *	5	\$4,600	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Fire Department Shop Garage									
Ceramic Tile	15%			2033	* *	5	\$1,300	C	
Vinyl Tile	35%			2029	* *	3	\$1,100	C	
Interior Walls									
Ceramic Tile	10%			2033	* *	5	\$800	C	
Concrete Masonry Unit	20%			LIFE	* *	5	\$600	C	
Gypsum Board	65%			LIFE	* *	5	\$3,000	C	
Marble Panels	5%			LIFE	* *			C	

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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	85%	4+	\$12,600	2037	* *	5	\$3,600	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Various Locations Throughout*

*Loose/Delam Surface, Extent : Moderate, Area Affected : 15%*

*Location : Various Locations Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 30%*

*Location : Various Locations Throughout*

Exposed Struc: Steel	10%			LIFE	* *			B
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Gypsum Board	5%			LIFE	* *	5	\$500	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2044	* *	5		B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Transformers

Liquid Filled	100%			2037	* *	5		B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : One 13.8 Kva 480lv-208/120lv*

## Switchgear / Switchboard

Fused Disc Sw	100%			2044	* *	5		B
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## Raceway

Conduit	100%			2044	* *	1		B
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## Panelboards

Fused Disc Sw	5%			2040	* *	5		B
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Molded Case Bkrs	95%			2040	* *	5	\$100	B
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## Wiring

Thermoplastic	100%			2044	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2037	* *	5		B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$100	B
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## Stand-by Power

## Transfer Switches

Automatic	100%			2037	* *	1	\$1,700	B
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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2033	* *	1	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 100 Kva</i>								
Batteries								
Lead/Acid	100%			2018	\$700	5	\$200	B
Fuel Storage								
Main Tank	100%			2052	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gals</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2029	* *	10	\$4,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2029	* *	10		B
Incandescent	3%			2029	* *	2		B
Egress Lighting								
Emergency, Service	60%			2029	* *	1		B
Exit, Service	40%			2029	* *	1		B
Exterior Lighting								
HID	100%			2029	* *	10		B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2029	* *	1	\$600	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2029	* *	1-3	\$1,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Furnace	50%			2029	**	1	\$1,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof, E M S And Fire Department Garages							
	Explanation : 2 Packaged Rooftop Units With Gas Heat And 5 Gas Fired Space Heaters							
Hot Water Boiler	50%			2037	**	1	\$1,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : E M S And Fire Department Boiler Rooms							
	Explanation : 4 Gas Fired Hot Water Boilers							
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$400	B
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$1,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 2 Package Rooftop Units							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,200	B
Exhaust Fans								
Roof	100%			2029	**	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
Water Heater								
Electric	20%			2023	\$200	4		B
Gas Fired	80%			2022	\$1,100	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2029	**	1	\$400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : E M S Side Of The Facility Floors 1 To 2							
	Explanation : The Unit Is Functional But Not Used							

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**OCME @SEA VIEW HOSPITAL BLDG 50 - INTEGRATED FACILITY**  
**Asset # : 13433**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	75%							D
	Generic	25%			2044	* *	1-2	\$400	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL MAIN BLDG.  
**Address** : 82-70 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.170 / 13440 **Yr Built/Renovated** : 2001 / 2012  
**Area Sq Ft** : 342,964 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,ph  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$335,100	\$1,292,900
Interior Architecture	\$166,800	\$965,400
Electrical	\$298,800	
Mechanical	\$44,800	\$129,800
<b>Total</b>	<b>\$845,600</b>	<b>\$2,388,100</b>
Priority A	\$335,100	\$1,292,900
Priority B	\$510,500	\$392,900
Priority C		\$702,300
<b>Total</b>	<b>\$845,600</b>	<b>\$2,388,100</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,300		\$16,000	\$17,700
Interior Architecture	\$57,700	\$37,500	\$32,100	\$38,500
Electrical	\$42,700	\$35,400	\$77,900	\$77,700
Mechanical	\$153,600	\$112,300	\$172,100	\$142,400
Elevators/Escalators	\$54,100	\$54,100	\$54,100	\$54,100
<b>Total</b>	<b>\$328,400</b>	<b>\$239,200</b>	<b>\$352,200</b>	<b>\$330,400</b>
Priority A	\$20,300		\$16,000	\$17,700
Priority B	\$250,400	\$201,700	\$329,800	\$274,200
Priority C	\$57,700	\$37,500	\$6,400	\$38,500
<b>Total</b>	<b>\$328,400</b>	<b>\$239,200</b>	<b>\$352,200</b>	<b>\$330,400</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	30%			2043	**	5-10	\$536,200	A
Metal Coiling Doors	5%			2036	**	5	\$40,600	A
Pre-Cast Concrete	30%			LIFE	**	5	\$253,500	A
Window Wall	25%			2043	**	5	\$243,700	A
Under Construction	10%							D
Windows								
Aluminum	80%			2039	**	5	\$35,400	A
Aluminum	15%			2048	**	5	\$6,600	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Metal Louvers	5%			2032	**	10	\$13,800	A
Parapets								
Metal Panel	35%			2043	**	5	\$25,300	A
Metal Rail	30%			2040	**	5-10	\$101,300	A
Pre-Cast Concrete	35%			LIFE	**	5	\$41,200	A
Roof								
Cast in Place Concrete	15%			LIFE	**			A
IRMA/Protected Membrane	40%			2028	**	10	\$67,000	A
Modified Bitumen	30%			2031	**	10	\$50,200	A
Sloped Glazing	15%			LIFE	**	5	\$335,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$112,300	C
Ceramic Tile	5%			2032	**	5	\$25,700	C
Quarry Tile	5%			2036	**	5	\$38,500	C
Terrazzo	10%			LIFE	**	5	\$40,100	C
Vinyl Tile	60%			2028	**	3	\$154,000	C
Vinyl Tile	10%			2033	**	3	\$19,300	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$49,300	C
Concrete Masonry Unit	10%			LIFE	**	5	\$39,500	C
Glass: Single Pane	5%			LIFE	**	5	\$37,000	C
Gypsum Board	70%			LIFE	**	5	\$414,300	C
Gypsum Board	10%			LIFE	**	5	\$59,200	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Ceilings								
AcousTileSusp.Lay-In	65%			2036	**	5	\$333,700	B
AcousTileSusp.Lay-In	10%			2043	**	5	\$51,300	B
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Fourth Floor								
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$96,200	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2043	* *	5	\$1,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 4000 Amps And One 3000 Amps Main Disconnect Switch							
Fused Disc Sw	25%			2043	* *	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 4000 Amps Main Disconnect Switch For Emergency							
Transformers								
Dry Type	100%			2036	* *	5	\$1,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 300 Kva 480hv-208/120lv, One 225 Kva 480-hv/208/120lv And One 150 Kva 480hv-208/120lv							
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	\$1,500	B
Raceway								
Conduit	100%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$800	B
Molded Case Bkrs	90%			2039	* *	5	\$8,100	B
Wiring								
Thermoplastic	100%			2043	* *	1		B
Motor Controllers								
Locally Mounted	15%			2036	* *	5	\$300	B
Motor Control Center	85%			2036	* *	5	\$7,900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,000	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2036	* *	1	\$52,800	B
Automatic	50%			2043	* *	1	\$52,800	B
Generators								
Diesel	50%			2032	* *	1	\$66,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 1500 Kw Onan Genset							
Diesel	50%			2038	* *	1	\$66,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 1500 Kw							
Batteries								
Nickel Cadmium	50%			2018	\$300	5	\$38,200	B
Nickel Cadmium	50%			2019	\$300	5	\$38,200	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Fuel Storage								
Day Tank	50%			2039	* *	5	\$31,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 300 Gallons</i>						
Day Tank	50%			2048	* *	5	\$31,800	B
Lighting								
Interior Lighting								
Fluorescent	85%			2028	* *	10	\$267,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	10%			2028	* *	10	\$31,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
HID	5%			2028	* *	10	\$600	B
Egress Lighting								
Emergency, Service	45%			2028	* *	1		B
Emergency, Battery	5%			2028	* *	10	\$4,100	B
Exit, LED	40%			2051	* *	1		B
Exit, Service	10%			2028	* *	1		B
Exterior Lighting								
HID	100%			2028	* *	10	\$1,100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$38,400	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2028	* *	1-3	\$87,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2043	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided From Adjacent Building E</i>						

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$20,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided From Adjacent Building E</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2039	* *	4	\$10,100	B
Steam Piping/Pump	40%			2043	* *	4	\$6,800	B
Terminal Devices								
Air Handler	70%			2028	* *	1	\$148,500	B
Convactor/Radiator	30%			2036	* *	1	\$33,200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2032	* *	1	\$334,000	B
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : R123 Refrigerant</i>						
Reciprocating Compr/Chiller	10%			2028	* *	1	\$15,900	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$16,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$212,100	B
Heat Rejection								
Remote Air Cond	100%			2028	* *	2	\$238,900	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$191,200	B
Exhaust Fans								
Interior	80%			2028	* *	2	\$8,400	B
Roof	20%			2028	* *	2	\$2,100	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$33,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,500	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAIN BLDG.**  
**Asset # : 13440**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$2,500	B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$21,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (7) B-5, (1) B Penthouse					
				Explanation : 8 Units					
	Escalators								
	Over 20' Rise	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Lower Levels					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$179,300	B
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$96,100	B
	Fire Pump								
	Generic	100%			2032	* *	1	\$64,000	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL MAINTENANCE - F  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.110 / 996 **Yr Built/Renovated** : 1935 /  
**Area Sq Ft** : 12,800 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$306,800	
Interior Architecture		\$78,600	
Electrical		\$78,000	
Mechanical			\$304,300
<b>Total</b>		<b>\$463,400</b>	<b>\$304,300</b>
Priority A		\$306,800	
Priority B		\$78,000	\$304,300
Priority C		\$78,600	
<b>Total</b>		<b>\$463,400</b>	<b>\$304,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$99,100		\$10,800	
Interior Architecture	\$14,100		\$5,800	\$1,200
Electrical	\$13,000	\$2,900	\$1,800	\$1,200
Mechanical	\$600	\$600	\$8,200	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$130,700</b>	<b>\$7,400</b>	<b>\$30,600</b>	<b>\$8,300</b>
Priority A	\$99,100		\$10,800	
Priority B	\$29,700	\$7,400	\$19,800	\$7,100
Priority C	\$1,900			\$1,200
<b>Total</b>	<b>\$130,700</b>	<b>\$7,400</b>	<b>\$30,600</b>	<b>\$8,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$13,900	LIFE	**	5	\$4,100	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock								
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Loading Dock								
Copper/Terne	2%			2043	**	10	\$1,300	A
Masonry: Brick	85%	Now	\$140,400	LIFE	**	5	\$23,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	Now	\$16,200	LIFE	**	5	\$1,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Masonry: Limestone	3%	Now	\$9,000	LIFE	**	5	\$600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Slate Panels	2%	Now	\$28,700	LIFE	**	5	\$400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Windows								
Aluminum	5%			2039	**	5		A
Steel	90%	Now	\$28,100	2048	**	5	\$3,400	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	\$800	2048	**	5	\$200	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : At Clearstory								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : At Clearstory								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : At Clearstory								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	95%	Now	\$52,000	LIFE	**	5	\$4,500	A
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : At Corners								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : North Facade, South Facade								
Masonry: Limestone	5%	Now	\$2,500	LIFE	**	5	\$300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Built-Up (BUR)	70%	Now	\$114,400	2033	**			A
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Above Mechanical Rooms								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Modified Bitumen	30%			2028	**	10	\$10,800	A
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$34,900	C
Ceramic Tile	5%			2026	**	5	\$1,300	C
Vinyl Tile	35%	Now	\$78,600	2033	**	3	\$3,500	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Storage Space								
Explanation : 9x9 Tiles								
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$100	C
Masonry: Brick	50%			LIFE	**			C
Plaster	40%	Now	\$1,100	LIFE	**	5	\$400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Storage Area On Second Floor								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Storage Area On Second Floor								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	30%			2028	**	5	\$11,500	B
Exposed Concrete	60%			LIFE	**	5	\$3,600	B
Exposed Concrete	10%	Now	\$12,200	LIFE	**	5	\$600	B

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

*Location : Second Floor*

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

## Under 600 Volts

## Switchgear / Switchboard

Fused Disc Sw	50%			2043	**	5		B
Molded Case Bkrs	50%			2033	**	5	\$200	B

## Raceway

Conduit	80%			2023	\$18,400	1		B
Conduit	20%			2043	**	1		B

## Panelboards

Molded Case Bkrs	60%			2022	\$7,200	5	\$200	B
Molded Case Bkrs	40%			2039	**	5	\$100	B

## Wiring

Braided Cloth	60%	2-4	\$9,700	2048	**	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	20%			2033	**	1		B
Thermoplastic	20%			2043	**	1		B

## Motor Controllers

Locally Mounted	20%			2021	\$1,800	5		B
Motor Control Center	70%			2028	**	5	\$200	B
Motor Control Center	10%			2036	**	5		B

## Ground

## Grounding Devices

Generic	50%			LIFE	**	5	\$100	B
Generic	50%			LIFE	**	5	\$100	B

## Stand-by Power

## Transfer Switches

Automatic	100%			2021	\$11,500	1	\$3,900	B
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## Generators

Diesel	100%			2019	\$78,000	1	\$5,000	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : One 375 Kva To Supply The Main Building*

## Batteries

Nickel Cadmium	100%			2016	\$700	5	\$2,900	B
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Fuel Storage								
Day Tank	100%			2022	\$1,300	5	\$3,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 335 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2031	* *	10	\$15,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	5%			2018	\$500	10		B
Egress Lighting								
Emergency, Service	48%			2031	* *	1		B
Emergency, Battery	2%			2023	\$100	10	\$100	B
Exit, Service	50%			2028	* *	1		B
Exterior Lighting								
HID	100%			2023	\$700	10		B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$2,400	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building E</i>						
		<i>Explanation : Steam Provided From Adjacent Building E</i>						
Distribution								
Steam Piping/Pump	100%			2023	\$123,100	4	\$900	B
Terminal Devices								
Convactor/Radiator	85%			2021	\$141,600	1	\$4,900	B
Fan Coil Unit/Heat	15%			2023	\$39,600	1	\$900	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	20%			2018	\$7,300	1		B
No Component	80%							D
Ventilation								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL MAINTENANCE - F**  
**Asset # : 996**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,000	B
	No Component	70%							D
Exhaust Fans									
	Roof	30%			2023	\$4,200	2	\$200	B
	Wall Unit	30%			2023	\$8,000	2	\$200	B
	No Component	40%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, B, 1, 2								
	Explanation : 1 Unit								

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL NURSES SCHOOL - N  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.060 / 991 **Yr Built/Renovated** : 1956 / 2003  
**Area Sq Ft** : 137,200 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,11  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,972,400	\$631,800
Interior Architecture	\$56,300	\$797,500
Electrical	\$215,100	\$580,500
Mechanical	\$246,000	\$451,500
<b>Total</b>	<b>\$2,489,800</b>	<b>\$2,461,400</b>
Priority A	\$1,972,400	\$631,800
Priority B	\$517,300	\$1,135,200
Priority C		\$694,400
<b>Total</b>	<b>\$2,489,800</b>	<b>\$2,461,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$17,200	\$10,200
Interior Architecture	\$33,100	\$18,200	\$6,400	\$352,300
Electrical	\$19,500	\$30,200	\$16,400	\$14,800
Mechanical	\$25,300	\$36,700	\$59,300	\$23,300
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
<b>Total</b>	<b>\$99,700</b>	<b>\$106,800</b>	<b>\$121,100</b>	<b>\$422,300</b>
Priority A			\$17,200	\$10,200
Priority B	\$66,600	\$88,600	\$97,400	\$59,800
Priority C	\$33,100	\$18,200	\$6,400	\$352,300
<b>Total</b>	<b>\$99,700</b>	<b>\$106,800</b>	<b>\$121,100</b>	<b>\$422,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	82%			LIFE	**	5	\$150,900	A
Masonry: Limestone	10%			LIFE	**	5	\$13,800	A
Slate Panels	3%			LIFE	**	5	\$4,100	A
Window Wall	5%			2033	**	5	\$34,500	A
Windows								
Aluminum	70%	Now	\$1,972,400	2048	**	5	\$23,700	A
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
	Location : Lower Floors							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Lower Floors							
Aluminum	30%			2039	**	5	\$20,300	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$7,700	A
Masonry: Limestone	10%			LIFE	**	5	\$1,100	A
Roof								
Modified Bitumen	100%			2023	\$410,000	10	\$70,900	A
Interior								
Floors								
Carpet	10%			2019	\$326,600	3	\$51,600	C
Carpet	5%			2024	\$163,300	3	\$19,300	C
Ceramic Tile	5%			2032	**	5	\$12,900	C
Terrazzo	15%			LIFE	**	5	\$30,200	C
Vinyl Tile	25%			2023	\$543,800	3	\$24,200	C
Vinyl Tile	35%			2028	**	3	\$45,100	C
Vinyl Tile	5%			2031	**	3	\$6,400	C
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$14,600	C
Fabric on Framing	5%			2027	**	5	\$7,300	C
Gypsum Board	25%			LIFE	**	5	\$43,900	C
Gypsum Board	5%			LIFE	**	5	\$8,800	C
Marble Panels	5%			LIFE	**			C
Plaster	45%			LIFE	**	5	\$39,500	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$58,500	C
Ceilings								
AcousTileConcealSpLn	20%			2040	**	5	\$62,500	B
AcousTileSusp.Lay-In	45%			2028	**	5	\$112,500	B
Exposed Concrete	5%			LIFE	**	5	\$2,000	B
Plaster	30%			LIFE	**	5	\$46,900	B

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

Under 600 Volts

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	40%			2023	\$27,700	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1600 Amps Main Disconnect Switch							
	Air Circuit Breaker	20%			2023	\$13,900	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Main Disconnect Switch							
	Fused Disc Sw	20%			2033	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Amps Main Disconnect Switch							
	Fused Disc Sw	20%			2033	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps Main Disconnect Switch For Emergency							
Transformers									
	Dry Type	100%			2021	\$14,800	5	\$500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 300 Kva 480hv-208/120lv							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2023	\$158,500	5	\$3,600	B
Raceway									
	Conduit	70%			2023	\$78,000	1		B
	Conduit	20%			2033	* *	1		B
	Conduit	10%			2043	* *	1		B
Panelboards									
	Fused Disc Sw	60%			2031	* *	5	\$1,900	B
	Fused Disc Sw	10%			2039	* *	5	\$300	B
	Fused Disc Sw	5%			2031	* *	5	\$200	B
	Molded Case Bkrs	25%			2022	\$39,000	5	\$900	B
Wiring									
	Braided Cloth	30%	2-4	\$55,900	2048	* *	1		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2033	* *	1		B
	Thermoplastic	10%			2043	* *	1		B
	Thermoplastic	20%			2023	\$37,200	1		B
Motor Controllers									
	Locally Mounted	80%			2021	\$176,400	5	\$700	B
	Locally Mounted	20%			2028	* *	5	\$200	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,000	B

**Stand-by Power**

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**Asset # : 991**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	40%			2028	* *	1	\$16,900	B
Automatic	60%			2028	* *	1	\$25,300	B
Generators								
Diesel	50%			2019	\$36,000	1	\$26,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 188 Kva Kohler</i>								
Diesel	50%			2026	* *	1	\$26,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 313 Kva Kohler</i>								
Batteries								
Lead/Acid	50%			2016	\$300	5	\$2,500	B
Lead/Acid	50%			2016	\$300	5	\$2,500	B
Fuel Storage								
Day Tank	100%			2022	\$12,400	5	\$32,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 330 Gallon Tanks</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	78%			2028	* *	10	\$123,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	* *	10	\$31,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$12,500	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	30%			2028	* *	1		B
Exit, Service	20%			2023	\$5,000	1		B
Exterior Lighting								
HID	100%			2023	\$49,800	10	\$400	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2038	* *	5	\$700	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$15,400	B
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2028	* *	1-3	\$30,500	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**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 Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Steam Provided From Adjacent Building E							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	* *	5	\$10,200	B
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$12,700	B
Terminal Devices								
Air Handler	15%			2023	\$138,200	1	\$16,000	B
Convactor/Radiator	85%			2028	* *	1	\$47,300	B
Air Conditioning								
Energy Source								
District C.W.	15%			2049	* *	1		B
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Basement							
	Explanation : Chilled Water Provided From Adjacent Building E							
Electricity	85%			2031	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2023	\$29,000	1	\$4,000	B
	R-134a Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Window/Wall Unit	70%			2018	\$246,000	1		B
No Component	25%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Chilled Water Provided From Adjacent Building E							
Distribution								
Chilled Wtr Pipe/Pump	15%			2033	* *	4	\$1,900	B
No Component	85%							D
Terminal Devices								
Direct Expansion	5%			2028	* *	1		B
Air Handler/Cool/Ht	15%			2023	\$81,700	1	\$16,000	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2028	* *	2	\$6,000	B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$96,100	B
Exhaust Fans								
Interior	100%			2023	\$188,900	2	\$5,300	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL NURSES SCHOOL - N**  
**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 Code
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2043	* *	1		B
Galv Iron/Steel	50%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$25,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2028	* *	1	\$10,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : B-8						
		Explanation : 2 Units						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$86,900	B
Sprinkler								
Generic	100%			2033	* *	1-2	\$48,300	B
Fire Pump								
Generic	100%			2032	* *	1	\$32,200	B

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL PAVILION  
**Address** : 82-50 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.180 / 14112 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 140,038 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 6858 **Lot** : 1 **BIN** : 4859742

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$162,300	\$469,500
Interior Architecture		\$329,300
Electrical		\$115,600
<b>Total</b>	<b>\$162,300</b>	<b>\$914,400</b>
Priority A	\$162,300	\$469,500
Priority B		\$291,100
Priority C		\$153,700
<b>Total</b>	<b>\$162,300</b>	<b>\$914,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$28,100	\$5,800
Interior Architecture	\$24,000			\$13,100
Electrical	\$10,100	\$9,000	\$9,000	\$10,700
Mechanical	\$26,100	\$45,000	\$34,400	\$49,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$89,800</b>	<b>\$83,600</b>	<b>\$101,000</b>	<b>\$108,800</b>
Priority A			\$28,100	\$5,800
Priority B	\$65,800	\$83,600	\$73,000	\$89,800
Priority C	\$24,000			\$13,100
<b>Total</b>	<b>\$89,800</b>	<b>\$83,600</b>	<b>\$101,000</b>	<b>\$108,800</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	5%			2049	**	5-10	\$57,500	A
Granite Panels	5%			LIFE	**	5	\$6,300	A
Pre-Cast Concrete	65%			LIFE	**	5	\$353,200	A
Window Wall	25%			2049	**	5	\$156,800	A
Windows								
Aluminum	100%			2045	**	5		A
Parapets								
Metal Panel	30%			2049	**	5	\$11,700	A
Metal Rail	10%			2040	**	5-10	\$18,200	A
Pre-Cast Concrete	60%			LIFE	**	5	\$38,000	A
Roof								
IRMA/Protected Membrane	60%			2028	**	10	\$42,100	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	35%			2028	**	10	\$24,600	A
Single Ply Membrane	5%			2028	**	10	\$3,500	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$22,900	C
Ceramic Tile	5%			2036	**	5	\$10,500	C
Terrazzo	40%			LIFE	**	5	\$65,500	C
Vinyl Tile	50%			2031	**	3	\$52,400	C
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$11,300	C
Concrete Masonry Unit	15%			LIFE	**	5	\$13,600	C
Glass: Single Pane	2%			LIFE	**	5	\$3,400	C
Gypsum Board	65%			LIFE	**	5	\$88,200	C
Metal Panel	5%			LIFE	**			C
Granite Panels	5%			LIFE	**			C
Wood	3%			LIFE	**	5	\$27,100	C
Ceilings								
AcousTileSusp.Lay-In	65%			2040	**	5	\$136,200	B
Exposed Struc: Steel	15%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$39,300	B
Metal Panel	5%			LIFE	**	5	\$13,100	B

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

Under 600 Volts

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

**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2049	* *	5	\$600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 4000 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2040	* *	5	\$500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 500 Kva 480hv-208/120lv And One 75 Kva 480hv-208/120lv</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	* *	5	\$600	B
Raceway								
Conduit	100%			2049	* *	1		B
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$300	B
Molded Case Bkrs	90%			2045	* *	5	\$3,300	B
Wiring								
Thermoplastic	100%			2049	* *	1		B
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$900	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	* *	1	\$43,100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2031	* *	10	\$102,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	10%			2031	* *	10	\$12,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
HID	5%			2031	* *	10	\$200	B
Incandescent	5%			2031	* *	2	\$200	B
Egress Lighting								
Emergency, Service	40%			2031	* *	1		B
Emergency, Battery	10%			2031	* *	10	\$3,400	B
Exit, LED	45%			2058	* *	1		B
Exit, Service	5%			2031	* *	1		B
Exterior Lighting								
HID	100%			2031	* *	10	\$400	B

**Alarm**

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

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

**Alarm**

Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$15,700	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2031	* *	1-3	\$35,600	B

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

**Heating**

Energy Source								
Campus Steam	100%			2049	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Steam Provided From Adjacent Building E</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Basement</i> <i>Explanation : 2 Heat Exchangers Converting To Hot Water For The Heating Devices</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2045	* *	4	\$6,200	B
Steam Piping/Pump	40%			2049	* *	4	\$4,100	B
Terminal Devices								
Air Handler	60%			2031	* *	1	\$52,000	B
Convactor/Radiator	40%			2040	* *	1	\$18,100	B

**Air Conditioning**

Energy Source								
District C.W.	100%			2049	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Chilled Water Provided From Adjacent Building E</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2049	* *	4	\$10,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$86,600	B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$78,100	B
Exhaust Fans								
Interior	95%			2031	* *	2	\$4,100	B
Roof	5%			2031	* *	2	\$200	B

**Plumbing**

H/C Water Piping								
Brass/Copper	100%			2049	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL PAVILION**  
**Asset # : 14112**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
HW Heat Exchanger								
Low Temp	100%			2049	* *	4	\$20,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$1,600	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : (3) B, G, 1-5, (2) B, G, 1-6</i> <i>Explanation : 5 Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2049	* *	1-5	\$73,200	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$39,200	B
Fire Pump								
Generic	100%			2026	* *	1	\$26,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Building E</i> <i>Explanation : Fire Pump Is Located In Building E</i>								

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL POWER PLANT - E  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.100 / 995 **Yr Built/Renovated** : 1935 / 2003  
**Area Sq Ft** : 19,700 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>		<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$575,100	\$38,600
Electrical			\$304,500
Mechanical			\$93,600
<b>Total</b>		<b>\$575,100</b>	<b>\$436,800</b>
Priority A		\$575,100	\$38,600
Priority B			\$398,200
<b>Total</b>		<b>\$575,100</b>	<b>\$436,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$31,900		\$23,200	\$600
Interior Architecture	\$1,000		\$8,900	\$17,600
Electrical	\$17,600	\$2,800	\$1,800	\$3,600
Mechanical	\$5,900	\$5,000	\$17,700	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$60,200</b>	<b>\$11,700</b>	<b>\$55,600</b>	<b>\$30,300</b>
Priority A	\$31,900		\$23,200	\$600
Priority B	\$27,400	\$11,700	\$23,500	\$12,100
Priority C	\$1,000		\$8,900	\$17,600
<b>Total</b>	<b>\$60,200</b>	<b>\$11,700</b>	<b>\$55,600</b>	<b>\$30,300</b>



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**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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$231,200	LIFE	**	5	\$38,600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Corners								
Masonry: Granite	3%	Now	\$30,200	LIFE	**	5	\$1,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Building Base								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Masonry: Limestone	5%	Now	\$46,500	LIFE	**	5	\$1,600	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : North Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Slate Panels	2%	Now	\$44,500	LIFE	**	5	\$600	A
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Window Sills								
Windows								
Aluminum	20%			2039	**	5	\$1,200	A
Steel	80%	Now	\$252,900	2048	**	5	\$30,500	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$1,300	A
Masonry: Limestone	5%			LIFE	**	5	\$100	A
Metal Rail	10%			2036	**	5-10	\$2,700	A
Roof								
Modified Bitumen	100%			2028	**	10	\$23,200	A
Interior								
Floors								
Carpet	5%			2019	\$16,600	3	\$2,600	C
Cast in Place Concrete	40%			LIFE	**	5	\$23,000	C
Quarry Tile	45%			2028	**	5	\$17,700	C
Vinyl Tile	10%			2031	**	3	\$1,300	C

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**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 Code

## Interior

## Interior Walls

Gypsum Board	15%			LIFE	**	5	\$1,300	C
Masonry: Brick	75%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$400	C

## Ceilings

AcousTileSusp.Lay-In	15%			2040	**	5	\$3,100	B
Exposed Concrete	65%			LIFE	**	5	\$2,100	B
Exposed Struc: Steel	10%			LIFE	**			B
Plaster	10%			LIFE	**	5	\$1,300	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	70%			2049	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Chiller Room 1st Floor								
Explanation : Two 2000 Amps Main Disconnect Switch								
Fused Disc Sw	30%			2043	**	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room Basement								
Explanation : One 4000 Amps Main Disconnect Switch								

## Transformers

Dry Type	100%			2036	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kva 480hv-208/120lv								

## Switchgear / Switchboard

Fused Disc Sw	30%			2043	**	5		B
Fused Disc Sw	50%			2049	**	5		B
Molded Case Bkrs	20%			2043	**	5	\$100	B

## Raceway

Conduit	60%			2023	\$293,000	1		B
Conduit	30%			2043	**	1		B
Conduit	10%			2049	**	1		B

## Panelboards

Fused Disc Sw	5%			2045	**	5		B
Fused Disc Sw	10%			2039	**	5		B
Molded Case Bkrs	20%			2022	\$11,500	5	\$100	B
Molded Case Bkrs	50%			2039	**	5	\$300	B
Molded Case Bkrs	15%			2045	**	5	\$100	B

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Estimates are rounded to the nearest hundred dollars.

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$15,500	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2043	* *	1		B
Thermoplastic	10%			2049	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	20%			2021	\$1,300	5		B
Motor Control Center	50%			2036	* *	5	\$300	B
Motor Control Center	30%			2040	* *	5	\$200	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2036	* *	1	\$6,100	B
<b>Generators</b>								
Diesel	100%			2032	* *	1	\$7,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 375 Kw Generators - One Generator Supplies The Pavillion Building</i>								
<b>Batteries</b>								
Lead/Acid	100%			2017	\$700	5	\$700	B
<b>Fuel Storage</b>								
Day Tank	100%			2039	* *	5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 335 Gallon Tanks</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2031	* *	10	\$15,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2028	* *	10		B
<b>Egress Lighting</b>								
Emergency, Service	45%			2031	* *	1		B
Emergency, Battery	5%			2023	\$300	10	\$200	B
Exit, LED	30%			2058	* *	1		B
Exit, Service	20%			2023	\$500	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$7,200	10	\$100	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2026	* *	5	\$200	B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$3,800	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$4,200	2028	* *	1	\$15,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Power Plant</i>								
<i>Explanation : 3 Units Providing Steam To Adjacent Buildings</i>								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$1,300	B
Terminal Devices								
Convactor/Radiator	80%			2028	* *	1	\$4,500	B
Fan Coil Unit/Heat	20%			2023	\$52,100	1	\$1,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	1%			2036	* *	1	\$200	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor A C Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor A C Room</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
Window/Wall Unit	10%			2018	\$3,600	1		B
No Component	89%							D
Heat Rejection								
Air Condenser Unit	1%			2031	* *	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : Providing Chilled Water To The Adjacent Buildings Only</i>								
No Component	99%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	B
No Component	80%							D
Exhaust Fans								
Roof	30%			2028	* *	2	\$200	B
Wall Unit	30%			2018	\$7,900	2	\$200	B
No Component	40%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2033	* *	1		B
Galv Iron/Steel	80%			2021	\$41,500	1		B

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL POWER PLANT - E**  
**Asset # : 995**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
HW Heat Exchanger Low Temp	100%			2033	* *	4	\$2,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Of Power Plant</i>								
<i>Explanation : Provides Hot Water To Adjacent Buildings</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C, B, 1, 2</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2033	* *	1-5	\$8,800	B
Sprinkler Generic	100%			2033	* *	1-2	\$4,900	B
Fire Pump Generic	100%			2026	* *	1	\$3,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Also Services The Adjacent Buildings</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL STORES - S  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.130 / 998 **Yr Built/Renovated** : 1959 /  
**Area Sq Ft** : 49,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 19-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,006,700	\$92,600
Interior Architecture		\$137,100
Electrical		\$119,600
Mechanical	\$61,700	
<b>Total</b>	<b>\$1,068,400</b>	<b>\$349,200</b>
Priority A	\$1,006,700	\$92,600
Priority B	\$61,700	\$119,600
Priority C		\$137,100
<b>Total</b>	<b>\$1,068,400</b>	<b>\$349,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$3,000			\$9,000
Interior Architecture	\$54,800		\$1,700	\$46,300
Electrical	\$6,000	\$2,100	\$9,700	\$1,800
Mechanical	\$4,700	\$5,300	\$25,600	\$4,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,400</b>	<b>\$11,300</b>	<b>\$41,000</b>	<b>\$65,200</b>
Priority A	\$3,000			\$9,000
Priority B	\$38,600	\$11,300	\$41,000	\$10,000
Priority C	\$30,800			\$46,300
<b>Total</b>	<b>\$72,400</b>	<b>\$11,300</b>	<b>\$41,000</b>	<b>\$65,200</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$35,300	LIFE	* *	5	\$15,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Canopy At South Entrance								
Masonry: Brick	90%	Now	\$340,000	LIFE	* *	5	\$56,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	2%			LIFE	* *	5	\$900	A
Metal Coiling Doors	3%			2036	* *	5	\$5,900	A
Windows								
Steel	80%	Now	\$296,900	2048	* *	5	\$35,800	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Steel	20%			2039	* *	5	\$17,900	A
Parapets								
Masonry: Brick	95%	Now	\$81,700	LIFE	* *	5	\$7,100	A
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$500	A
Roof								
Built-Up (BUR)	100%	Now	\$252,800	2033	* *			A
Blisters, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**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 Code
Interior								
Floors								
Carpet	5%			2019	\$44,100	3	\$7,000	C
Cast in Place Concrete	75%			LIFE	**	5	\$114,200	C
Cast in Place Concrete	15%	Now	\$10,800	LIFE	**	5	\$22,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Third Floors</i>								
Vinyl Tile	5%			2028	**	3	\$1,700	C
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$11,100	C
Gypsum Board	5%			LIFE	**	5	\$2,800	C
Gypsum Board	15%			LIFE	**	5	\$8,400	C
Plaster	10%			LIFE	**	5	\$2,800	C
SGFT/Glazed Masonry	35%			LIFE	**			C
SGFT/Glazed Masonry	5%	Now	\$17,800	LIFE	**			C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Exit V / C</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2028	**	5	\$3,500	B
AcousTileSusp.Lay-In	5%			2036	**	5	\$3,500	B
Exposed Concrete	5%	Now	\$22,200	LIFE	**	5	\$500	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Basement Underneath Loading Dock</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Loading Dock</i>								
Exposed Concrete	80%			LIFE	**	5	\$8,700	B
Plaster	5%			LIFE	**	5	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,000	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$15,800	5	\$1,300	B
Raceway								
Conduit	80%			2023	\$2,200	1		B
Conduit	20%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$1,200	5	\$100	B
Molded Case Bkrs	70%			2022	\$8,400	5	\$900	B
Molded Case Bkrs	20%			2031	**	5	\$300	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Wiring									
Braided Cloth	80%	2-4	\$3,400	2048	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Thermoplastic	20%			2033	* *	1		B	
Motor Controllers									
Locally Mounted	10%			2021	\$1,000	5		B	
Motor Control Center	90%			2021	\$9,000	5	\$1,200	B	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$700	B	
Lighting									
Interior Lighting									
Fluorescent	85%			2023	\$83,300	10	\$36,300	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
HID	10%			2023	\$1,700	10	\$200	B	
Incandescent	5%			2018	\$4,900	2	\$100	B	
Egress Lighting									
Emergency, Service	45%			2023	\$3,000	1		B	
Emergency, Battery	5%			2023	\$800	10	\$600	B	
Exit, Service	50%			2023	\$3,400	1		B	
Exterior Lighting									
HID	100%			2018	\$1,800	10	\$200	B	
Alarm									
Security System									
No Component	60%							D	
Generic	40%			2028	* *	1	\$7,400	B	
Fire/Smoke Detection									
No Component	70%							D	
Generic	30%			2031	* *	1-3	\$9,400	B	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2033	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Building E							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	* *	5	\$2,800	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$3,400	B
Terminal Devices								
Convactor/Radiator	30%			2028	* *	1	\$4,500	B
Fan Coil Unit/Heat	70%			2028	* *	1	\$10,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$21,300	2	\$300	B
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Roof							
Window/Wall Unit	65%			2018	\$61,700	1		B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$5,200	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2018	\$7,300	2	\$300	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2033	* *	1		B
Galv Iron/Steel	80%			2028	* *	1		B
Water Heater								
Electric	100%			2018	\$7,200	4	\$300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : This Is A Solar System							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-3							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$23,500	B
Sprinkler								
Generic	100%			2033	* *	1-2	\$13,000	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL STORES - S**  
**Asset # : 998**

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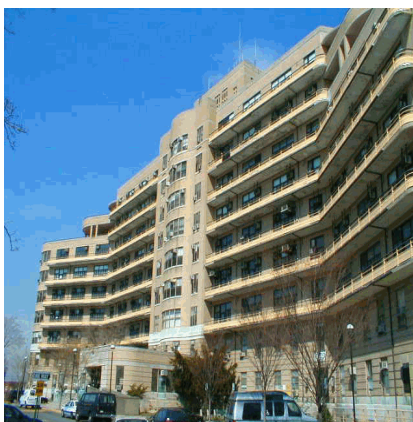
Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : QUEENS HOSPITAL TRIBORO - T  
**Address** : 82-68 164TH STREET JAMAICA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : HHC0014.030 / 735 **Yr Built/Renovated** : 1938 / 1999  
**Area Sq Ft** : 244,400 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,5,8,10,ph  
**Block** : 6858 **Lot** : 1 **BIN** : 4442431

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$5,272,300	\$737,500
Interior Architecture	\$715,200	\$1,834,300
Electrical	\$665,700	\$2,578,900
Mechanical	\$701,200	\$4,388,000
<b>Total</b>	<b>\$7,354,300</b>	<b>\$9,538,700</b>
Priority A	\$5,272,300	\$737,500
Priority B	\$1,467,900	\$7,178,700
Priority C	\$614,100	\$1,622,400
<b>Total</b>	<b>\$7,354,300</b>	<b>\$9,538,700</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$66,600		\$8,400	
Interior Architecture	\$43,900	\$20,300	\$13,500	\$4,500
Electrical	\$37,000	\$29,600	\$49,800	\$25,200
Mechanical	\$14,400	\$13,600	\$41,500	\$20,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
<b>Total</b>	<b>\$209,400</b>	<b>\$110,800</b>	<b>\$160,600</b>	<b>\$97,500</b>
Priority A	\$66,600		\$8,400	
Priority B	\$98,800	\$90,600	\$138,700	\$93,000
Priority C	\$43,900	\$20,300	\$13,500	\$4,500
<b>Total</b>	<b>\$209,400</b>	<b>\$110,800</b>	<b>\$160,600</b>	<b>\$97,500</b>



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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$289,100	LIFE	**	5	\$86,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Canopy At North Entrance								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Exposed Rebar At Undersides Of All West Elevation Balconies From The Third Floor To The Ninth Floor.								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Underneath East Elevation Entrance Canopy								
Copper/Terne	3%			2043	**	10	\$12,100	A
Masonry: Brick	77%			LIFE	**	5	\$132,600	A
Masonry: Limestone	5%	Now	\$93,300	LIFE	**	5	\$6,500	A
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : West Elevation Base And All Window Sills Throughout.								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%	Now	\$12,300	2033	**	5	\$16,100	A
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : At Balconies								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : At Balconies								
Windows								
Aluminum	10%			2031	**	5	\$9,200	A
Steel	90%	Now	\$4,303,800	2048	**	5	\$518,900	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	80%	Now	\$91,400	LIFE	**	5	\$16,000	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : 10th Floor West Wall								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : 10th Floor								
Masonry: Limestone	10%	Now	\$20,700	LIFE	**	5	\$2,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Wood Rail	10%	Now	\$29,000	2028	**	5	\$14,100	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Missing Section 9th Floor On The South Side								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	97%	Now	\$494,700	2033	**			A
Blisters, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Stair C, Room 10 B-3, Kitchen								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Copper/Terne	3%			2038	**	10	\$8,400	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$78,900	C
Ceramic Tile	5%			2026	**	5	\$18,000	C
Quarry Tile	5%			2028	**	5	\$27,000	C
Terrazzo	25%			LIFE	**	5	\$70,400	C
Vinyl Tile	45%			2023	\$1,369,300	3	\$60,900	C
Vinyl Tile	5%	Now	\$7,600	2018	\$152,100	3	\$6,800	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Sixth Floor								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Room B C-10 A								
Explanation : 9x9s Evident								
Vinyl Tile	5%	Now	\$152,100	2033	**	3	\$6,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Lobby								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Lobby								
Interior Walls								
Ceramic Tile	5%			2026	**	5	\$19,700	C
Concrete Masonry Unit	2%			LIFE	**	5	\$3,100	C
Gypsum Board	20%			LIFE	**	5	\$47,200	C
Marble Panels	5%			LIFE	**			C
Plaster	8%	Now	\$25,000	LIFE	**	5	\$9,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Plaster	40%			LIFE	**	5	\$47,200	C
SGFT/Glazed Masonry	20%	Now	\$302,300	LIFE	**			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Abandoned Kitchen In The Basement.								

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	30%			2028	* *	5	\$108,200	B
Plaster	60%			LIFE	* *	5	\$135,200	B
Plaster	10%	Now	\$47,000	LIFE	* *	5	\$22,500	B

*Broken/Missing Elements, Extent : Light, Area Affected : 2%*

*Location : Room 6 B-18 A, Kitchen*

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

*Location : Stair C, Room 10 B-3, Kitchen*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Stair C, Room 10 B-c, Kitchen*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	40%			2023	\$26,000	5	\$2,600	B
Molded Case Bkrs	20%			2023	\$13,000	5	\$1,300	B
Molded Case Bkrs	20%			2023	\$13,000	5	\$1,300	B
Molded Case Bkrs	20%			2023	\$13,000	5	\$1,300	B

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$221,900	5	\$6,400	B
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## Raceway

Conduit	90%			2023	\$257,700	1		B
Conduit	10%			2033	* *	1		B

## Panelboards

Fused Disc Sw	10%			2022	\$28,800	5	\$600	B
Molded Case Bkrs	70%			2022	\$201,800	5	\$4,500	B
Molded Case Bkrs	20%			2031	* *	5	\$1,300	B

## Wiring

Braided Cloth	70%	2-4	\$226,800	2048	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic	10%			2033	* *	1		B
Thermoplastic	20%			2023	\$64,800	1		B

## Motor Controllers

Locally Mounted	100%			2021	\$543,000	5	\$1,600	B
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## Ground

## Grounding Devices

Generic	100%	0-2	\$1,000	LIFE	* *	5	\$3,600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Stand-by Power

## Transfer Switches

Automatic	100%			2021	\$11,500	1	\$75,200	B
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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Generators								
Diesel	100%			2019	\$78,000	1	\$94,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sub Basement								
Explanation : One 350 Kw								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$9,100	B
Fuel Storage								
Main Tank	100%			2026	* *	5	\$7,100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub Basement								
Explanation : 500 Gallons								
Lighting								
Interior Lighting								
Fluorescent	95%			2028	* *	10	\$209,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Incandescent	5%			2018	\$62,200	2	\$300	B
Egress Lighting								
Emergency, Service	50%			2028	* *	1		B
Exit, Service	50%			2018	\$17,400	1		B
Exterior Lighting								
HID	100%			2018	\$88,700	10	\$700	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026	* *	5	\$1,200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$220,100	1	\$27,400	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$1,004,700	1-3	\$60,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Steam Provided From Adjacent Building E								
Distribution								
Steam Piping/Pump	100%			2023	\$1,669,400	4	\$11,900	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**QUEENS HOSPITAL TRIBORO - T**  
**Asset # : 735**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Terminal Devices								
Convector/Radiator	95%			2021	\$2,145,500	1	\$73,900	B
Induction Unit	5%			2026	* *	1	\$3,900	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	75%			2016	\$368,600	1		B
No Component	25%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$94,100	B
No Component	30%							D
Exhaust Fans								
Interior	95%			2018	\$251,100	2	\$7,000	B
Roof	5%			2018	\$9,500	2	\$400	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	30%			2033	* *	1		B
Galv Iron/Steel	70%	Now	\$50,000	2021	\$499,800	1		B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Water Main, Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,000	4	\$1,600	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-10, (2) B-9</i>								
<i>Explanation : 4 Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2033	* *	1-5	\$121,500	B
Sprinkler								
No Component	85%							D
Generic	15%			2033	* *	1-2	\$10,100	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.250 / 1001 **Yr Built/Renovated** : 1973 / 2000  
**Area Sq Ft** : 163,840 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,PH  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$137,800	\$963,200
Interior Architecture	\$296,100	\$286,800
Electrical		\$1,207,300
Mechanical		\$2,580,100
<b>Total</b>	<b>\$433,900</b>	<b>\$5,037,300</b>
Priority A	\$137,800	\$963,200
Priority B	\$38,300	\$3,917,600
Priority C	\$257,800	\$156,500
<b>Total</b>	<b>\$433,900</b>	<b>\$5,037,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$2,100			\$13,800
Interior Architecture		\$38,300	\$14,500	
Electrical	\$19,700	\$25,800	\$27,300	\$28,400
Mechanical	\$48,100	\$50,300	\$51,200	\$97,400
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$94,500</b>	<b>\$139,100</b>	<b>\$117,700</b>	<b>\$164,300</b>
Priority A	\$2,100			\$13,800
Priority B	\$92,400	\$106,900	\$103,200	\$150,500
Priority C		\$32,200	\$14,500	
<b>Total</b>	<b>\$94,500</b>	<b>\$139,100</b>	<b>\$117,700</b>	<b>\$164,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$66,000	A
Masonry: Brick	85%			LIFE	**	5	\$112,300	A
Window Wall	5%			2044	**	5	\$24,800	A
Windows								
Aluminum	100%			2040	**	5	\$53,000	A
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$96,000	A
Masonry: Brick	30%			LIFE	**	5	\$4,300	A
Metal Panel	5%			2044	**	5	\$2,800	A
Roof								
Built-Up (BUR)	5%	0-2	\$2,100	2029	**			A
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : Various Locations Throughout							
IRMA/Protected Membrane	95%	0-2	\$137,800	2024	\$688,900			A
	Ponding, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Interior								
Floors								
Carpet	10%			2023	\$339,500	3	\$36,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$53,600	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor							
Ceramic Tile	5%			2033	**	5	\$12,300	C
Panel/Paver: Cer/Brk	5%			2040	**	5	\$27,600	C
Quarry Tile	5%	Now	\$76,500	2037	**	5	\$9,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Kitchen And Receiving Area							
Vinyl Tile	65%			2029	**	3	\$59,800	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : 9x9 Units							
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$16,800	C
Concrete Masonry Unit	10%			LIFE	**	5	\$13,400	C
Masonry: Brick	10%			LIFE	**			C
Plaster	62%	4+	\$181,400	LIFE	**	5	\$62,500	C
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
SGFT/Glazed Masonry	10%			LIFE	**			C
Wood	3%			LIFE	**	5	\$40,300	C
Ceilings								
AcousTileConcealSpLn	25%			2029	**	5	\$76,600	B
AcousTileSusp.Lay-In	5%			2037	**	5	\$12,300	B
Exposed Concrete	10%			LIFE	**	5	\$3,800	B
Plaster	60%			LIFE	**	5	\$92,000	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2024	\$18,900	5	\$2,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amps Main Disconnect Switch							
Molded Case Bkrs	50%			2024	\$18,900	5	\$2,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1000 Amps Main Disconnect Switch For Emergency							
Transformers								
Liquid Filled	100%			2022	\$16,200	5	\$1,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 13.8 Kva 480lv-208/120lv							
Switchgear / Switchboard								
Molded Case Bkrs	70%			2024	\$84,900	5	\$3,000	B
Molded Case Bkrs	30%			2034	* *	5	\$1,300	B
Raceway								
Conduit	90%			2024	\$140,900	1		B
Conduit	10%			2044	* *	1		B
Panelboards								
Fused Disc Sw	10%			2032	* *	5	\$400	B
Molded Case Bkrs	80%			2032	* *	5	\$3,500	B
Molded Case Bkrs	10%			2040	* *	5	\$400	B
Wiring								
Thermoplastic	90%			2034	* *	1		B
Thermoplastic	10%			2044	* *	1		B
Motor Controllers								
Locally Mounted	20%			2037	* *	5	\$200	B
Locally Mounted	50%			2022	\$120,600	5	\$600	B
Motor Control Center	30%			2029	* *	5	\$1,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2022	\$12,600	1	\$50,400	B
Generators								
Diesel	100%			2020	\$85,300	1	\$63,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 250 Kw							
Batteries								
Lead/Acid	100%			2019	\$700	5	\$6,100	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2023	\$6,500	5	\$15,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room - Basement							
	Explanation : One 25 Gals							
Main Tank	50%			2027	* *	5	\$2,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : One 1080 Gals							
Lighting								
Interior Lighting								
Fluorescent	40%			2032	* *	10	\$60,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	57%			2024	\$527,100	10	\$85,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Incandescent	3%			2024	\$27,700	2	\$100	B
Egress Lighting								
Emergency, Service	20%			2024	\$5,200	1		B
Emergency, Service	30%			2032	* *	1		B
Exit, LED	20%			2059	* *	1		B
Exit, Service	30%			2024	\$7,700	1		B
Exterior Lighting								
HID	100%			2024	\$65,000	10	\$500	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	* *	1	\$18,400	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2032	* *	1-3	\$70,700	B

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2044	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Bldg 15							
		Explanation : From New Power Plant							

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$6,700	B
Distribution								
Hot Wtr Piping/Pump	50%			2032	* *	4	\$4,200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Hot Water Pumps Serve The Dual Temperature Induction Units							
Steam Piping/Pump	50%			2034	* *	4	\$2,800	B
Terminal Devices								
Air Handler	50%			2024	\$330,500	1	\$34,900	B
Fan Coil Unit/Heat	50%			2024	\$917,800	1	\$18,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Dual Temperature Induction Units Observed							
Air Conditioning								
Energy Source								
Campus Steam	90%			2044	* *	1		B
Electricity	10%			2040	* *	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2033	* *	1	\$110,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Pit							
	Explanation : 2 Steam Driven Absorption Chillers With Lithium Bromide Refrigerant							
Int Pkg Unit - Cooling	10%			2025	\$157,900	2	\$700	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$5,600	B
Terminal Devices								
Induction Unit	100%			2024	\$682,400	1	\$36,500	B
Heat Rejection								
Remote Air Cond	10%			2024	\$73,200	2	\$7,900	B
Water Cool Tower	90%			2025	\$316,700	2	\$102,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$63,000	B
Exhaust Fans								
Interior	75%			2024	\$101,600	2	\$2,600	B
Roof	25%			2024	\$24,400	2	\$900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$16,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. #37 - ROBITZEK BUILDING**  
**Asset # : 1001**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$12,000	4	\$2,500	B
	Sewage Ejector(s)								
	Compressed Air	100%			2034	* *	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	No Component	15%							D
	Generic	85%			2034	* *	1-5	\$50,200	B
	Sprinkler								
	Generic	100%			2034	* *	1-2	\$31,700	B
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fire Pump								
	Generic	100%			2027	* *	1	\$21,100	B
	Chemical System								
	Generic	100%			2019	\$28,300	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.010 / 977 **Yr Built/Renovated** : 1912 /  
**Area Sq Ft** : 36,400 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$421,300	
Electrical	\$448,100	\$131,400
Mechanical		\$149,700
<b>Total</b>	<b>\$869,400</b>	<b>\$281,100</b>
Priority A	\$421,300	
Priority B	\$448,100	\$281,100
<b>Total</b>	<b>\$869,400</b>	<b>\$281,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$108,900	\$400		
Interior Architecture	\$40,700	\$300	\$500	\$3,500
Electrical	\$18,400	\$2,300	\$2,500	\$22,600
Mechanical	\$8,800	\$800	\$1,100	\$8,100
<b>Total</b>	<b>\$176,800</b>	<b>\$3,800</b>	<b>\$4,100</b>	<b>\$34,100</b>
Priority A	\$108,900	\$400		
Priority B	\$27,200	\$3,100	\$3,600	\$31,600
Priority C	\$40,700	\$300	\$500	\$2,500
<b>Total</b>	<b>\$176,800</b>	<b>\$3,800</b>	<b>\$4,100</b>	<b>\$34,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**  
**Asset # : 977**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	Now	\$21,400	LIFE	* *	5	\$5,400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Over Main Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Over Main Entrance								
Copper/Terne	5%	Now	\$36,100	2044	* *			A
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Courtyard								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Stucco Cement	92%	Now	\$134,400	2029	* *	5	\$26,700	A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Courtyard								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Courtyard								
Water Penetration, Extent : Light, Area Affected : 15%								
Location : Various Locations Throughout								
Windows								
Aluminum	10%			2032	* *	5	\$700	A
Wood	90%	Now	\$193,600	2049	* *	5	\$31,800	A
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Copper/Terne	85%	Now	\$57,300	2044	* *	5	\$7,400	A
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout								
Stucco Cement	15%	Now	\$4,500	2029	* *	5	\$700	A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Courtyard								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Courtyard								
Water Penetration, Extent : Light, Area Affected : 15%								
Location : Various Locations In Courtyard								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**  
**Asset # : 977**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$5,000	2034	* *			A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%							
	Location : Over Storage Area And Offices							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area And Offices							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area And Offices							
Clay Tile	55%	Now	\$29,900	2034	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Modified Bitumen	25%	Now	\$15,800	2034	* *			A
	Alligatoring, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
Skylight, Metal/Glass	10%	Now	\$32,100	2034	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Over Storage Area							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Over Storage Area							
Interior								
Floors								
Carpet	25%	4+	\$13,100	2020	\$43,500	3	\$4,700	C
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Wrinkling, Extent : Light, Area Affected : 25%							
	Location : First Floor							
Ceramic Tile	5%			2027	* *	5	\$600	C
Quarry Tile	10%			2029	* *	5	\$1,900	C
Terrazzo	30%	0-2	\$19,000	LIFE	* *	5	\$2,900	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
Vinyl Tile	30%			2024	\$34,800	3	\$1,400	C

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**  
**Asset # : 977**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$2,300	2027	* *	5	\$100	C
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Basement Corridor							
	Plaster	70%	Now	\$6,300	LIFE	* *	5	\$1,100	C
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : South Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Corridor							
	Wood	25%			LIFE	* *	5	\$5,200	C
Ceilings									
	AcousTileSusp.Lay-In	15%			2029	* *	5	\$1,900	B
	Plaster	85%			LIFE	* *	5	\$6,700	B
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Second Floor, Various Locations Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2044	* *	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3000 Amps Main Disconnect Switch								
Transformers								
Liquid Filled	100%			2022	\$16,200	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 13.8 Kva 480hv-208/120lv								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	\$1,000	B
Raceway								
Conduit	20%			2044	* *	1		B
Conduit	80%			2024	\$37,900	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$5,300	5	\$100	B
Molded Case Bkrs	80%			2023	\$42,000	5	\$800	B
Molded Case Bkrs	10%			2040	* *	5	\$100	B
Wiring								
Braided Cloth	30%	2-4	\$14,600	2049	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2044	* *	1		B
Thermoplastic	40%			2024	\$19,500	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**  
**Asset # : 977**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2022	\$51,400	5	\$200	B
Locally Mounted	20%			2037	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$1,100	LIFE	* *	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$39,100	10	\$7,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	3%			2019	\$1,200	2		B
Egress Lighting								
Emergency, Battery	75%			2024	\$2,500	10	\$1,500	B
Exit, Service	25%			2029	* *	1		B
Exterior Lighting								
HID	70%			2019	\$10,100	10	\$100	B
HID	30%			2029	* *	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2019	\$408,900	1-3	\$23,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Campus Steam	100%			2044	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bldg 15</i>								
<i>Explanation : From New Power Plant</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	* *	5	\$500	B
Distribution								
Steam Piping/Pump	100%			2024	\$63,600	4	\$600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Are Beyond Their Useful Life Cycle Limit</i>								
Terminal Devices								
Convactor/Radiator	100%			2022	\$86,100	1	\$2,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit</i>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 1 - ADMIN. OFFICES**  
**Asset # : 977**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		B
Conversion Equipment									
	Int Pkg Unit - Cooling	5%			2028	* *	2		B
	Window/Wall Unit	35%			2019	\$6,600	1		B
	No Component	60%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,700	B
Exhaust Fans									
	Interior	80%			2024	\$8,100	2	\$200	B
	Roof	20%			2024	\$1,400	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Sanitary Piping Is Beyond Useful Life Cycle Limit									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Storm Piping Is Beyond Useful Life Cycle Limit									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Of The Building									
Explanation : Leaders And Gutters Down To Cast Iron Pipping Below Grade									
Sump Pump(s)									
	Submersible	100%			2016	\$7,300	4	\$2,500	B
Fixtures									
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$4,200	B
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Next To Stairwells									

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

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

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.120 / 979 **Yr Built/Renovated** : 1930 / 1999  
**Area Sq Ft** : 4,561 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ATC  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$46,900	
<b>Total</b>	<b>\$46,900</b>	
Priority A	\$46,900	
<b>Total</b>	<b>\$46,900</b>	

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$47,600			\$5,800
Interior Architecture	\$9,900	\$1,400		
Electrical	\$6,700			\$11,500
Mechanical	\$600	\$600	\$1,000	\$3,800
<b>Total</b>	<b>\$64,800</b>	<b>\$2,000</b>	<b>\$1,100</b>	<b>\$21,100</b>
Priority A	\$47,600			\$5,800
Priority B	\$7,900	\$600	\$1,100	\$15,300
Priority C	\$9,300	\$1,400		
<b>Total</b>	<b>\$64,800</b>	<b>\$2,000</b>	<b>\$1,100</b>	<b>\$21,100</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$2,700	A
Copper/Terne	5%			2044	**	10	\$1,300	A
Masonry: Brick	85%	Now	\$29,900	LIFE	**	5	\$9,100	A
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Southeast Corner								
Masonry: Limestone	5%	Now	\$6,400	LIFE	**	5	\$400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Windows								
Aluminum	10%			2040	**	5	\$200	A
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Wood	85%	4+	\$46,900	2049	**	5	\$7,700	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$900	A
Masonry: Limestone	50%	Now	\$10,300	LIFE	**	5	\$1,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cornice								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Roof								
Built-Up (BUR)	35%			2024	\$6,700	10	\$1,400	A
Copper/Terne	60%			2039	**	10	\$5,800	A
Skylight, Metal/Glass	5%			2034	**	10	\$600	A
Interior								
Floors								
Carpet	10%			2023	\$9,500	3	\$1,000	C
Cast in Place Concrete	20%			LIFE	**	5	\$3,000	C
Quarry Tile	20%			2037	**	5	\$2,000	C
Terrazzo	50%			LIFE	**	5	\$2,700	C
Interior Walls								
Plaster	80%	Now	\$9,300	LIFE	**	5	\$1,600	C
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Basement, Second Floor Office								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Staircase								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Second Floor Office								
SGFT/Glazed Masonry	20%			LIFE	**			C

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	5%	0-2	\$600	2029	* *	5	\$200	B
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Dance Studio*

Exposed Concrete	10%			LIFE	* *	5	\$100	B
Plaster	85%			LIFE	* *	5	\$3,600	B

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2044	* *	5	\$100	B
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## Transformers

Liquid Filled	100%			2022	\$16,200	5		B
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## Switchgear / Switchboard

Molded Case Bkrs	100%			2044	* *	5	\$100	B
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## Raceway

Conduit	90%			2024	\$18,700	1		B
Conduit	10%			2044	* *	1		B

## Panelboards

Fused Disc Sw	10%			2023	\$2,000	5		B
Molded Case Bkrs	20%			2040	* *	5		B
Molded Case Bkrs	70%			2023	\$13,800	5	\$100	B

## Wiring

Braided Cloth	40%	2-4	\$6,700	2049	* *	1		B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*

Thermoplastic	50%			2024	\$8,400	1		B
Thermoplastic	10%			2044	* *	1		B

## Motor Controllers

Locally Mounted	100%			2022	\$2,200	5		B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$100	B
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## Lighting

## Interior Lighting

Fluorescent	98%			2019	\$6,500	10	\$4,100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

Incandescent	2%			2019	\$100	2		B
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## Exterior Lighting

Incandescent	100%			2019	\$700	2		B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 12-BALLET OFFICES & STUDIOS**  
**Asset # : 979**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Hot Water Boiler	10%			2041	* *	1	\$200	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Level</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Level</i>					
			<i>Explanation : Serves Ballet Studio</i>					
Steam Boiler	90%			2029	* *	1	\$4,100	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Gas Fired Steam Boiler</i>					
Distribution								
Hot Wtr Piping/Pump	10%			2046	* *	4		B
Steam Piping/Pump	90%			2034	* *	4	\$200	B
Terminal Devices								
Convactor/Radiator	90%			2029	* *	1	\$1,300	B
Fan Coil Unit/Heat	10%			2024	\$7,400	1	\$200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	20%			2019	\$2,000	1		B
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,500	B
Exhaust Fans								
Roof	10%			2024	\$400	2		B
No Component	90%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$1,200	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.140 / 980 **Yr Built/Renovated** : 1921 / 1997  
**Area Sq Ft** : 13,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$324,200	\$74,300
Electrical	\$109,300	
Mechanical		\$45,600
<b>Total</b>	<b>\$433,500</b>	<b>\$119,900</b>
Priority A	\$324,200	\$74,300
Priority B	\$109,300	\$45,600
<b>Total</b>	<b>\$433,500</b>	<b>\$119,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$42,100			
Interior Architecture	\$65,600	\$16,300	\$900	\$2,600
Electrical	\$7,800	\$700	\$600	\$1,200
Mechanical	\$12,200	\$7,000	\$8,200	\$11,500
<b>Total</b>	<b>\$127,700</b>	<b>\$24,100</b>	<b>\$9,700</b>	<b>\$15,300</b>
Priority A	\$42,100			
Priority B	\$53,600	\$7,800	\$8,800	\$12,600
Priority C	\$32,000	\$16,300	\$900	\$2,600
<b>Total</b>	<b>\$127,700</b>	<b>\$24,100</b>	<b>\$9,700</b>	<b>\$15,300</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**  
**Asset # : 980**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$7,300	LIFE	* *	5	\$5,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : East Facade - Walkway Projecting From Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : East Facade - Walkway Projecting From Facade							
Masonry: Brick	90%	Now	\$210,000	LIFE	* *	5	\$21,400	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : South Facade							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : South Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 5%							
	Location : South Facade							
Masonry: Limestone	5%	Now	\$28,200	LIFE	* *	5	\$900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : South Facade, Throughout							
Windows								
Wood	100%	Now	\$66,700	2049	* *	5	\$11,000	A
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	90%			LIFE	* *	5	\$74,300	A
Masonry: Brick	10%	Now	\$6,700	LIFE	* *	5	\$1,100	A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout							
Roof								
Asphalt Shingle	75%	Now	\$47,500	2033	* *			A
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Loose Units, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Restrooms							
Modified Bitumen	15%			2024	\$26,800	10	\$4,200	A
Skylight, Metal/Glass	10%			2034	* *	10	\$9,400	A

**Interior**

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**  
**Asset # : 980**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	2%			2023	\$6,500	3	\$700	C
Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	C
Ceramic Tile	5%			2033	* *	5	\$1,200	C
Panel/Paver: Cer/Brk	3%			2032	* *	5	\$1,600	C
Quarry Tile	15%			2029	* *	5	\$5,200	C
Wood	70%			2052	* *	5	\$30,600	C
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$600	C
Plaster	95%	Now	\$32,000	LIFE	* *	5	\$3,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Hall, Backstage Area Offices								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Main Hall, Backstage Area, Offices								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,000	2037	* *	5	\$600	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Restrooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Restrooms								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Restrooms								
Plaster	95%	0-2	\$31,500	LIFE	* *	5	\$13,900	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Main Hall Corridor								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Main Hall								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Main Hall								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amps Main Diasconnect Switch								
Transformers								
Liquid Filled	100%			2029	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 13.8 Kva 480hv-208/120lv								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$400	B

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**  
**Asset # : 980**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Fused Disc Sw	10%			2032	* *	5		B
Molded Case Bkrs	90%			2032	* *	5	\$300	B
Wiring								
Braided Cloth	40%	2-4	\$7,000	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	5%			2034	* *	10	\$700	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Fluorescent	40%			2024	\$13,200	10	\$5,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen &amp; Office</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	55%			2024	\$18,100	2	\$200	B
Egress Lighting								
Emergency, Battery	40%			2032	* *	10	\$1,500	B
Exit, Service	60%			2032	* *	1		B
Exterior Lighting								
HID	100%			2024	\$800	10		B
Alarm								
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2019	\$109,300	1-3	\$6,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$7,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room - First Floor</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**  
**Asset # : 980**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,200	B
Terminal Devices								
Air Handler	50%			2024	\$45,600	1	\$4,800	B
Convactor/Radiator	45%			2029	* *	1	\$2,300	B
Fan Coil Unit/Heat	5%			2024	\$12,700	1	\$300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	* *	1	\$7,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Ground Level</i> <i>Explanation : Unit Mounted On Exterior Slab</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$9,600	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,700	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$500	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2037	* *	1		B
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>								
Water Heater								
Electric	50%			2022	\$1,300	4		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Second Floor Mechanical Room</i> <i>Explanation : Unit Serves Rest Rooms</i>								
Gas Fired	50%			2022	\$2,000	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i> <i>Location : Kitchen</i> <i>Explanation : Unit Serves Kitchen</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 14 - COLONY HALL**  
**Asset # : 980**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	No Component	80%							D
	Generic	20%			2029	* *	1	\$200	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Unit Serves Boiler Only								
Fixtures									
	Generic	100%							B
Fire Suppression									
	Chemical System								
	Generic	100%			2022	\$28,300	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.150 / 989 **Yr Built/Renovated** : 1935 /  
**Area Sq Ft** : 3,500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$65,800			
Interior Architecture	\$11,900	\$900	\$100	\$300
Electrical	\$200	\$300	\$200	\$500
Mechanical	\$200	\$100	\$200	\$100
<b>Total</b>	<b>\$78,000</b>	<b>\$1,300</b>	<b>\$500</b>	<b>\$900</b>
Priority A	\$65,800			
Priority B	\$2,500	\$400	\$400	\$600
Priority C	\$9,800	\$900	\$100	\$300
<b>Total</b>	<b>\$78,000</b>	<b>\$1,300</b>	<b>\$500</b>	<b>\$900</b>



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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	100%	4+	\$17,200	2029	* *	5	\$3,400	A
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Steel	50%	Now	\$8,600	2040	* *	5	\$1,700	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Steel	50%	Now	\$15,100	2049	* *	5	\$1,700	A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$1,000	LIFE	* *	5	\$300	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Component Is Actually Clay Tile								
Metal Rail	25%	Now	\$5,200	2044	* *	5	\$1,300	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Balconies								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Balconies								
Stucco Cement	70%	Now	\$1,400	2029	* *	5	\$700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Clay Tile	85%	Now	\$13,700	2034	* *			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Valley Between Roof Pitch Change							
Copper/Terne	5%	Now	\$2,200	2064	* *			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Over Circular Stair							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Over Circular Stair							
Roll Roofing	10%	Now	\$1,300	2026	* *	5	\$200	A
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Over Second Floor							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Office Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Over Second Floor							
Interior								
Floors								
Carpet	20%	Now	\$9,200	2026	* *	3	\$1,000	C
	Poor Subfloor Evident, Extent : Severe, Area Affected : 10%							
	Location : Second Floor							
	Uneven Substrate, Extent : Moderate, Area Affected : 15%							
	Location : Second Floor							
	Wrinkling, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
Ceramic Tile	5%			2033	* *	5	\$200	C
Terrazzo	45%			LIFE	* *	5	\$1,200	C
Wood	30%			2052	* *	5	\$1,900	C
	Recent Replace Evident, Extent : Light, Area Affected : 75%							
	Location : First Floor Offices, 2012							
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$200	C
Plaster	5%	Now	\$600	LIFE	* *	5		C
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Spiral Stair							
Plaster	85%			LIFE	* *	5	\$700	C

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2029	* *	5	\$1,300	B
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : First Floor								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : First Floor								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : First Floor								
Exposed Struc: Wood	50%			LIFE	* *			B
Plaster	10%	Now	\$1,400	LIFE	* *	5	\$200	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Transportation Office Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Transportation Office Second Floor								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Garage								
Explanation : One 600 Amps Main Disconnect Switch								
Transformers								
Liquid Filled	100%			2029	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 13.8 Kva 480hv-208/120lv								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$100	B
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Fused Disc Sw	5%			2032	* *	5		B
Molded Case Bkrs	95%			2032	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B

## Lighting

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	75%			2024	\$9,400	10	\$1,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-12 Lamps							
Incandescent	25%			2024	\$3,100	2		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Chandeliers							
Egress Lighting								
Emergency, Battery	40%			2029	* *	10	\$200	B
Exit, Service	60%			2029	* *	1		B
Exterior Lighting								
HID	100%			2024	\$1,400	10		B
Alarm								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$2,200	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Heat Pump	100%			2028	* *	2	\$700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : The Perimeter Of The Building							
	Explanation : 3 Heat Pumps							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Split Unit	100%			2032	* *			B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2032	* *	1	\$700	B
Ventilation								
Exhaust Fans								
Wall Unit	20%			2032	* *	2		B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$600	2		B

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 15 -COMMUNITY SERVICES BLDG**  
**Asset # : 989**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Leaders And Gutters On Perimeter Of The Roof								
	Explanation : Leaders And Gutters Run Into Cast Iron Piping Below Grade								
	Fixtures								
	Generic	100%							B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.160 / 981 **Yr Built/Renovated** : 1934 / 2013  
**Area Sq Ft** : 5,900 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1,Att  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$207,400	
<b>Total</b>	<b>\$207,400</b>	
Priority A	\$207,400	
<b>Total</b>	<b>\$207,400</b>	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$35,000			\$1,700
Interior Architecture	\$800	\$6,900		\$400
Electrical		\$100		\$200
Mechanical	\$300	\$300	\$700	\$9,900
<b>Total</b>	<b>\$36,100</b>	<b>\$7,300</b>	<b>\$700</b>	<b>\$12,200</b>
Priority A	\$35,000			\$1,700
Priority B	\$1,100	\$400	\$700	\$10,400
Priority C		\$6,900		
<b>Total</b>	<b>\$36,100</b>	<b>\$7,300</b>	<b>\$700</b>	<b>\$12,200</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	97%	Now	\$63,300	2029	* *	5	\$12,600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	3%	Now	\$17,700	2044	* *	5	\$800	A
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Protruding Beams								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Protruding Beams								
Windows								
Steel	100%	Now	\$103,100	2049	* *	5	\$10,000	A
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Parapets								
Cast in Place Concrete	5%			LIFE	* *	5	\$400	A
Stucco Cement	60%	Now	\$2,900	2029	* *	5	\$700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Wood Cornice	35%	Now	\$4,100	2034	* *	5	\$1,800	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	80%	Now	\$41,000	2039	**			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Built-Up (BUR)	15%	Now	\$10,200	2034	**			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over First Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor							
Copper/Terne	5%			2039	**	10	\$1,700	A
Interior								
Floors								
Wood	100%			2027	**	5	\$13,900	C
Interior Walls								
Gypsum Board	75%			LIFE	**	5	\$2,200	C
Plywood/Hardboard	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$700	B
Exposed Struc: Wood	80%			LIFE	**			B
Plywood/Hardboard	10%	0-2	\$800	2034	**	1		B
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Over Stage							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2034	**	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amps Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2034	**	5	\$200	B
Raceway									
Conduit		100%			2034	**	1		B
Panelboards									
Fused Disc Sw		5%			2032	**	5		B
Molded Case Bkrs		95%			2032	**	5	\$100	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Wiring								
Thermoplastic	100%			2034	* *	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$5,600	10	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office								
Explanation : T-12 Lamps								
Incandescent	80%			2024	\$22,300	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2024	\$1,000	10	\$600	B
Exit, Service	50%			2024	\$400	1		B
Exterior Lighting								
Incandescent	100%			2024	\$3,300	2		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Under Construction	100%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Basement								
Explanation : Former Oil Tank Has Been Removed - Facility Awaiting Approval For New Gas Installation								
Conversion Equipment								
Furnace	100%			2019	\$6,500	1	\$2,400	B
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room, Unit To Be Replaced Once Gas Service Becomes Available								
Terminal Devices								
Fan Coil Unit/Heat	50%			2029	* *	1	\$800	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Auditorium								
Explanation : Electric Unit Heater								
No Component	50%							D
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	20%			2019	\$2,200	1		B
No Component	80%							D
Ventilation								

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 16 - OLD CHAPEL/THEATRE**  
**Asset # : 981**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2022	\$16,000	1		B
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : The Domestic Hot And Cold Water Piping Is Beyond Useful Life Cycle Limit					
	Water Heater								
	Electric	100%			2019	\$800	4		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : The Sanitary Piping Is Beyond Useful Life Cycle Limit					
	Fixtures								
	Generic	100%							B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.170 / 982 **Yr Built/Renovated** : 1921 / 2012  
**Area Sq Ft** : 20,100 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$34,700
Interior Architecture	\$700	\$6,700		\$2,100
Electrical	\$1,900	\$1,500	\$1,500	\$2,800
Mechanical	\$7,000	\$7,000	\$11,800	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$13,500</b>	<b>\$19,200</b>	<b>\$17,300</b>	<b>\$50,200</b>
Priority A				\$34,700
Priority B	\$12,800	\$12,500	\$17,300	\$14,000
Priority C	\$700	\$6,700		\$1,400
<b>Total</b>	<b>\$13,500</b>	<b>\$19,200</b>	<b>\$17,300</b>	<b>\$50,200</b>



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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	\$29,200	A
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$11,400	A
Masonry: Brick	75%			LIFE	* *	5	\$21,900	A
Windows								
Wood	98%			2049	* *	5	\$69,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Wood	2%			2040	* *	5	\$1,400	A
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor Office Explanation : Stained Glass Windows							
Parapets								
Cast Stone/Terra Cotta	60%			LIFE	* *	5	\$21,200	A
Masonry: Brick	30%			LIFE	* *	5	\$1,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 25% Location : Throughout, 2012							
Masonry: Limestone	10%			LIFE	* *	5	\$600	A
Roof								
Clay Tile	90%			2044	* *	10	\$24,100	A
	Recent Repair Evident, Extent : Light, Area Affected : 75% Location : Throughout, 2012							
Skylight, Metal/Glass	10%			2044	* *	10	\$8,900	A
Interior								
Floors								
Carpet	30%			2026	* *	3	\$12,400	C
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Cast in Place Concrete	40%			LIFE	* *	5	\$24,200	C
Vinyl Tile	20%			2034	* *	3	\$2,800	C
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Wood	10%			2052	* *	5	\$5,200	C
	Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$1,400	C
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Gypsum Board	5%			LIFE	* *	5	\$800	C
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							
Plaster	90%			LIFE	* *	5	\$7,600	C
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout, 2012							

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	5%		2044	* *	5	\$1,400	B
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout, 2012*

Exposed Concrete	10%		LIFE	* *	5	\$400	B
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*Recent Repair Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout, 2012*

Plaster	85%		LIFE	* *	5	\$14,700	B
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout, 2012*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%		2054	* *	5	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 600 Amps Main Disconnect Switch - Recent Installation*

## Transformers

Liquid Filled	100%		2044	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Outside*  
*Explanation : One 13.8 Kva 480hv-208/120lv - Recently Installed*

## Switchgear / Switchboard

Molded Case Bkrs	100%		2054	* *	5	\$500	B
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## Panelboards

Fused Disc Sw	5%		2049	* *	5		B
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Molded Case Bkrs	95%		2049	* *	5	\$500	B
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## Wiring

Thermoplastic	100%		2054	* *	1		B
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## Motor Controllers

Locally Mounted	100%		2044	* *	5	\$100	B
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## Ground

## Grounding Devices

Generic	100%		LIFE	* *	5	\$300	B
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## Lighting

## Interior Lighting

Fluorescent	90%		2034	* *	10	\$15,200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 Lamps*

Fluorescent	10%		2034	* *	10	\$1,700	B
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*T-5 Lamps, Extent : Moderate, Area Affected : 100%*  
*Location : Lobby And Hallway*

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

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

**Lighting**

Egress Lighting								
Emergency, Battery	50%			2034	* *	10	\$2,200	B
Exit, Service	50%			2034	* *	1		B
Exterior Lighting								
HID	100%			2034	* *	10	\$100	B

**Alarm**

Security System								
No Component	50%							D
Generic	50%			2034	* *	1	\$3,800	B
Fire/Smoke Detection								
Generic	100%			2034	* *	1-3	\$12,800	B

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

**Heating**

Energy Source								
Natural Gas	100%			2054	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2044	* *	1	\$9,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	* *	4	\$1,400	B
Terminal Devices								
Air Handler	20%			2034	* *	1	\$2,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Heat Recovery Ventilating Unit Observed</i>								
Fan Coil Unit/Heat	80%			2034	* *	1	\$4,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Plenum</i>								
<i>Explanation : Fan Powered Boxes With Reheat Coil Observed</i>								

**Air Conditioning**

Conversion Equipment								
Reciprocating Compr/Chiller	100%			2034	* *	1	\$8,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To Building</i>								
<i>Explanation : Air Cooled Chiller With Plate And Frame Heat Exchanger Observed</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2054	* *	4	\$900	B

**Ventilation**

Exhaust Fans								
Not Accessible	100%							D

**Plumbing**

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 17 - CAMELOT**  
**Asset # : 982**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	* *	1		B
	Water Heater								
	Gas Fired	100%			2024	\$4,700	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	No Component	80%							D
	Generic	20%			2034	* *	1	\$200	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$5,200	B
	Chemical System								
	Generic	100%			2024	\$28,300	1-3	\$50,600	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.030 / 13435 **Yr Built/Renovated** : 1916 / 2012  
**Area Sq Ft** : 11,600 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$141,700	\$51,500
Electrical		\$30,100
<b>Total</b>	<b>\$141,700</b>	<b>\$81,600</b>
Priority A	\$141,700	\$51,500
Priority B		\$30,100
<b>Total</b>	<b>\$141,700</b>	<b>\$81,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$48,600	\$1,000		\$8,300
Interior Architecture	\$22,100	\$4,000		\$8,000
Electrical	\$2,900	\$900	\$700	\$700
Mechanical	\$1,400	\$1,400	\$2,300	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$79,000</b>	<b>\$11,300</b>	<b>\$6,900</b>	<b>\$22,900</b>
Priority A	\$48,600	\$1,000		\$8,300
Priority B	\$8,200	\$6,300	\$6,900	\$10,600
Priority C	\$22,100	\$4,000		\$4,000
<b>Total</b>	<b>\$79,000</b>	<b>\$11,300</b>	<b>\$6,900</b>	<b>\$22,900</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**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 Code
Exterior								
Exterior Walls								
Copper/Terne	10%	Now	\$29,000	2044	* *			A
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
Stucco Cement	90%	4+	\$79,400	2029	* *	5	\$15,800	A
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	50%			2032	* *	5	\$2,000	A
Wood	50%	Now	\$62,300	2049	* *	5	\$10,200	A
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : First Floor							
Parapets								
Copper/Terne	100%			2044	* *	5	\$12,700	A
Roof								
Clay Tile	70%	Now	\$19,600	2044	* *			A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Southeast Corridor							
Copper/Terne	5%			2039	* *	10	\$1,900	A
Sloped Glazing	25%			LIFE	* *	5	\$51,500	A
Interior								
Floors								
Carpet	25%			2025	\$55,200	3	\$8,000	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor, 2012							
Carpet	25%			2020	\$55,200	3	\$6,000	C
Ceramic Tile	25%			2027	* *	5	\$4,000	C
Ceramic Tile	25%			2039	* *	5	\$4,000	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Second Floor, 2012							

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**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 Code
Interior								
Interior Walls								
Ceramic Tile	40%	0-2	\$19,400	2027	* *	5	\$3,200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	C
Gypsum Board	45%			LIFE	* *	5	\$4,400	C
Recent Replace Evident, Extent : Light, Area Affected : 75%								
Location : Second Floor, 2012								
Plaster	5%	Now	\$700	LIFE	* *	5	\$200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Ceilings								
AcousTileSusp.Lay-In	50%			2044	* *	5	\$8,000	B
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Second Floor, 2012								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Explanation : Luminous Panels								
Ceramic Tile	10%			LIFE	* *	5	\$1,000	B
Gypsum Board	10%			LIFE	* *	5	\$2,000	B
Recent Replace Evident, Extent : Light, Area Affected : 50%								
Location : Second Floor, 2012								
Plaster	30%			LIFE	* *	5	\$3,000	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2050	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amps Main Disconnect Switch								
Transformers								
Liquid Filled	100%			2029	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 13.8 Kva 480hv-208/120lv								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	\$300	B
Raceway								
Conduit	50%			2034	* *	1		B
Conduit	50%			2050	* *	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Panelboards								
Fused Disc Sw	10%			2032	**	5		B
Molded Case Bkrs	30%			2032	**	5	\$100	B
Molded Case Bkrs	60%			2046	**	5	\$200	B
Wiring								
Braided Cloth	20%	2-4	\$2,100	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	30%			2034	**	1		B
Thermoplastic	50%			2050	**	1		B
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2024	\$30,100	10	\$4,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st floor</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2032	**	10	\$4,900	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,300	B
Exit, Service	50%			2032	**	1		B
Exterior Lighting								
HID	100%			2024	\$4,600	10		B
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$7,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		B

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Furnace	50%			2032	* *	1	\$2,600	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Next To Building</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ceiling</i>					
			<i>Explanation : Gas Furnace Units Serve Second Floor Only</i>					
Hot Water Boiler	50%			2041	* *	1	\$2,600	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Hydronic Loop Serves First Floor Only</i>					
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$3,000	B
Hot Wtr Piping/Pump	50%			2032	* *	4	\$400	B
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$3,400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Split Unit	50%			2032	* *			B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ceiling</i>					
Window/Wall Unit	10%			2022	\$2,400	1		B
No Component	40%							D
Terminal Devices								
Fan Coil - Cool/Heat	100%			2032	* *	1	\$3,400	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2050	* *	4	\$1,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter Of The Building</i>					
			<i>Explanation : Leaders And Gutters</i>					
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-2</i>					
			<i>Explanation : 1 Unit</i>					

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 3 - SURGICAL PAVILION**  
**Asset # : 13435**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Standpipe									
	No Component	50%							D
	Generic	50%			2044	* *	1-5	\$2,700	B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.180 / 983 **Yr Built/Renovated** : 1930 / 2013  
**Area Sq Ft** : 14,300 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,049,900	
Interior Architecture		\$61,100
Electrical		\$62,400
Mechanical		\$136,800
<b>Total</b>	<b>\$1,049,900</b>	<b>\$260,300</b>
Priority A	\$1,049,900	
Priority B		\$199,200
Priority C		\$61,100
<b>Total</b>	<b>\$1,049,900</b>	<b>\$260,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$60,900	\$500	\$800	
Electrical	\$6,900		\$100	\$48,900
Mechanical	\$2,000	\$1,700	\$1,700	\$15,800
<b>Total</b>	<b>\$69,900</b>	<b>\$2,200</b>	<b>\$2,600</b>	<b>\$64,700</b>
Priority A				
Priority B	\$42,600	\$1,700	\$1,800	\$64,700
Priority C	\$27,300	\$500	\$800	
<b>Total</b>	<b>\$69,900</b>	<b>\$2,200</b>	<b>\$2,600</b>	<b>\$64,700</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$835,000	LIFE	* *	5	\$25,500	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Windows								
Wood	100%	Now	\$128,900	2049	* *	5	\$21,200	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Asphalt Shingle	100%	Now	\$86,000	2039	* *			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$4,100	C
Ceramic Tile	5%			2027	* *	5	\$900	C
Vinyl Tile	35%			2024	\$61,100	3	\$2,500	C
Under Construction	50%							D
Interior Walls								
Plaster	50%	Now	\$27,300	LIFE	* *	5	\$1,900	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Basement							
	Staining/Discoloring, Extent : Severe, Area Affected : 50%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Under Construction	50%							D

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

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

## Interior

## Ceilings

## Plaster

50%	Now	\$33,600	LIFE	* *	5	\$4,900	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>							
<i>Location : Basement, Police Office Bathroom</i>							
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>							
<i>Location : Basement</i>							
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
<i>Location : Police Office Bathroom</i>							

## Under Construction

50%

D

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

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100%	2034	* *	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
<i>Location : Basement</i>					
<i>Explanation : One 400 Amps Main Disconnect Switch</i>					

## Switchgear / Switchboard

## Fused Knife Sw

10%	2-4	\$6,900	2054	* *	5	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
<i>Location : Basement</i>						

## Molded Case Bkrs

90%		2024	\$62,400	5	\$300	B
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## Raceway

## Conduit

55%		2024	\$12,200	1		B
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## Under Construction

45%						D
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## Panelboards

## Fused Disc Sw

5%		2023	\$1,300	5		B
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## Molded Case Bkrs

50%		2023	\$13,100	5	\$200	B
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## Under Construction

45%						D
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## Wiring

## Thermoplastic

55%		2024	\$15,500	1		B
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## Under Construction

45%						D
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## Motor Controllers

## Locally Mounted

100%		2022	\$9,300	5	\$100	B
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## Ground

## Grounding Devices

## Generic

100%		LIFE	* *	5	\$200	B
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## Lighting

## Interior Lighting

## Fluorescent

55%	2019	\$33,400	10	\$6,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
<i>Location : Throughout The Building</i>					
<i>Explanation : T-12 Lamps</i>					

## Under Construction

45%

D

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 30 - GRACE FOUNDATION**  
**Asset # : 983**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	30%			2019	\$1,500	10	\$900	B
Exit, Service	30%			2019	\$600	1		B
Under Construction	40%							D
Exterior Lighting								
HID	100%			2019	\$5,700	10		B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$12,500	B
Distribution								
Steam Piping/Pump	100%			2024	\$95,800	4	\$900	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steam And Condensate Return Piping Are Beyond Useful Life Cycle Limit</i>								
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$4,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Window/Wall Unit	50%			2019	\$14,100	1		B
No Component	50%							D
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2022	\$41,000	1		B
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Domestic Hot And Cold Water Piping Are Beyond Useful Life Cycle Limit</i>								
Water Heater								
Gas Fired	100%			2022	\$3,200	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sanitary Piping Is Beyond Useful Life Cycle Limit</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of Building Roof</i>								
<i>Explanation : Leaders And Gutters To Cast Iron Piping Below Grade</i>								
Fixtures								
Generic	100%							B

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.31A / 4079 **Yr Built/Renovated** : 1989 / 2012  
**Area Sq Ft** : 2,356 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,300			\$700
Interior Architecture				
Electrical				\$100
Mechanical	\$2,000	\$300	\$300	\$300
<b>Total</b>	<b>\$4,300</b>	<b>\$300</b>	<b>\$300</b>	<b>\$1,000</b>
Priority A	\$2,300			\$700
Priority B	\$2,000	\$300	\$300	\$300
Priority C				
<b>Total</b>	<b>\$4,300</b>	<b>\$300</b>	<b>\$300</b>	<b>\$1,000</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

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

## Exterior

## Exterior Walls

Cast in Place Concrete	5%	0-2	\$2,300	LIFE	* *	5	\$900	A
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Building Base**Spalling, Extent : Moderate, Area Affected : 15%**Location : Building Base*

Masonry: Brick	85%			LIFE	* *	5	\$3,200	A
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Window Wall	10%			2044	* *	5	\$1,400	A
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## Roof

Built-Up (BUR)	100%			2024	\$20,700	10	\$4,200	A
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## Interior

## Floors

Cast in Place Concrete	100%			LIFE	* *	5	\$6,900	C
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## Interior Walls

Cast in Place Concrete	35%			LIFE	* *			C
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Concrete Masonry Unit	65%			LIFE	* *	5	\$500	C
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## Ceilings

Exposed Concrete	90%			LIFE	* *	5	\$300	B
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Exposed Struc: Steel	10%			LIFE	* *			B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2054	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : One 200 Amps Main Disconnect Switch*

## Transformers

Liquid Filled	100%			2029	* *	5		B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : One 13.8 Kva 480lv-208/120lv*

## Raceway

Conduit	100%			2034	* *	1		B
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## Panelboards

Fused Disc Sw	5%			2032	* *	5		B
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Molded Case Bkrs	65%			2049	* *	5		B
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Molded Case Bkrs	30%			2032	* *	5		B
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## Wiring

Thermoplastic	35%			2034	* *	1		B
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Thermoplastic	65%			2054	* *	1		B
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## Motor Controllers

Locally Mounted	70%			2022	\$1,500	5		B
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Motor Control Center	30%			2041	* *	5		B
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		B
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	\$1,500	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
HID	20%			2034	* *	10		B
Egress Lighting								
Emergency, Service	80%			2024	\$300	1		B
Exit, Service	20%			2024	\$100	1		B
Exterior Lighting								
HID	100%			2024	\$900	10		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Underground Vault							
	Explanation : (2) 25,000 Gallon Tanks							
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$2,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Power Plant							
	Explanation : 3 Units							
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$100	B
Terminal Devices								
Fan Coil Unit/Heat	100%	0-2	\$1,700	2024	\$34,000	1	\$600	B
	Malfunctioning, Extent : Moderate, Area Affected : 35%							
	Location : Boiler Room, 2 Of 6 Defective Unit Heaters							
Ventilation								
Exhaust Fans								
Wall Unit	100%			2024	\$3,400	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 37A - NEW POWER HOUSE**  
**Asset # : 4079**

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

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

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

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

Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.040 / 978 **Yr Built/Renovated** : 1916 / 1993  
**Area Sq Ft** : 21,700 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 24-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1,2,3,4  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$483,100	\$73,900
Interior Architecture	\$427,200	
Electrical	\$106,800	\$243,800
Mechanical		\$355,100
<b>Total</b>	<b>\$1,017,100</b>	<b>\$672,800</b>
Priority A	\$483,100	\$73,900
Priority B	\$287,300	\$598,900
Priority C	\$246,700	
<b>Total</b>	<b>\$1,017,100</b>	<b>\$672,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$16,800			\$11,600
Interior Architecture		\$7,700	\$1,500	
Electrical	\$1,200	\$1,500	\$1,600	\$41,500
Mechanical	\$1,300	\$1,600	\$800	\$19,900
<b>Total</b>	<b>\$19,400</b>	<b>\$10,800</b>	<b>\$3,900</b>	<b>\$73,000</b>
Priority A	\$16,800			\$11,600
Priority B	\$2,500	\$5,300	\$2,500	\$61,400
Priority C		\$5,400	\$1,500	
<b>Total</b>	<b>\$19,400</b>	<b>\$10,800</b>	<b>\$3,900</b>	<b>\$73,000</b>



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

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

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



**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**  
**Asset # : 978**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	95%	Now	\$176,500	2029	**	5	\$35,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade, North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	\$16,800	2029	**	5	\$3,700	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Dormers								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Dormers								
Windows								
Aluminum	10%			2040	**	5	\$900	A
Wood	90%	Now	\$236,000	2049	**	5	\$38,800	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Copper/Terne	100%			2044	**	5	\$17,900	A
Roof								
Clay Tile	90%	Now	\$70,600	2044	**			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Copper/Terne	5%			2039	**	10	\$2,700	A
Skylight, Metal/Glass	5%			2034	**	10	\$3,600	A
Interior								
Floors								
Carpet	20%			2020	\$82,600	3	\$8,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	C
Ceramic Tile	10%			2033	**	5	\$3,000	C
Vinyl Tile	45%			2029	**	3	\$5,000	C
Wood	20%	Now	\$128,100	2052	**	5	\$5,600	C
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Stairs								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Stairs								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**  
**Asset # : 978**

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

## Interior

## Interior Walls

Ceramic Tile	5%			2027	* *	5	\$1,500	C
Gypsum Board	15%			LIFE	* *	5	\$2,700	C
Plaster	75%	Now	\$118,700	LIFE	* *	5	\$6,800	C

*Broken/Missing Elements, Extent : Severe, Area Affected : 35%*

*Location : Third Floor*

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Third Floor*

Wood	5%			LIFE	* *	5	\$6,100	C
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## Ceilings

AcousTileSusp.Lay-In	15%			2037	* *	5	\$4,500	B
Plaster	85%	Now	\$180,500	LIFE	* *	5	\$15,800	B

*Broken/Missing Elements, Extent : Severe, Area Affected : 35%*

*Location : Third Floor*

*Water Penetration, Extent : Moderate, Area Affected : 25%*

*Location : Third Floor*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2044	* *	5	\$600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Transformers

Liquid Filled	100%			2029	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Outside*

*Explanation : One 13.8 Kva 480lv-208/120lv*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2044	* *	5	\$600	B
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## Raceway

Conduit	100%			2034	* *	1		B
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## Panelboards

Fused Disc Sw	5%			2032	* *	5		B
Molded Case Bkrs	95%			2032	* *	5	\$500	B

## Wiring

Thermoplastic	100%			2034	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2029	* *	5	\$100	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$300	B
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## Lighting

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**  
**Asset # : 978**

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

**Lighting**

Interior Lighting  
Fluorescent

95%  
 2019 \$106,800 10 \$17,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

Incandescent

5% 2019 \$5,600 2 B

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2019 \$3,900 10 \$2,400 B  
 50% 2019 \$1,600 1 B

Exterior Lighting

HID

100% 2019 \$8,600 10 \$100 B

**Alarm**

Fire/Smoke Detection  
Generic

100% 2024 \$243,800 1-3 \$13,400 B

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

**Heating**

Energy Source  
Campus Steam

100% 2034 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Bldg 15*  
*Explanation : From New Power Plant*

Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100% 2027 \* \* 5 \$1,200 B

Distribution

Steam Piping/Pump

100% 2024 \$150,900 4 \$1,500 B  
*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Steam Piping Is Beyond Useful Life Cycle Limit*

Terminal Devices

Convactor/Radiator

100% 2022 \$204,200 1 \$6,400 B  
*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : The Steam Radiators Are Beyond Their Useful Life Cycle Limit*

**Air Conditioning**

Energy Source  
Electricity

100% 2040 \* \* 1 B

Conversion Equipment

Window/Wall Unit  
No Component

40% 2019 \$17,800 1 B  
 60% D

**Plumbing**

H/C Water Piping  
Galv Iron/Steel

100% 2029 \* \* 1 B  
*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : The Domestic Hot And Cold Water Distribution Piping Are Beyond Their Useful Life Cycle Limit*

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 4 - STAFF HOUSE**  
**Asset # : 978**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sanitary Piping Is Beyond Useful Life Cycle Limit							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Storm Piping Is Beyond Useful Life Cycle Limit							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building Down To Cast Iron Piping Below Grade.							
		Explanation : Copper Leaders And Gutters							
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	No Component	50%							D
	Generic	50%			2044	* *	1-5	\$5,000	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.31B / 4370 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 500 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 25-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$1,600		
Interior Architecture				
Electrical				
<b>Total</b>		<b>\$1,600</b>		
Priority A		\$1,600		
Priority B				
Priority C				
<b>Total</b>		<b>\$1,600</b>		



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. BLDG 51 - ELECTRICAL SUB-STATION**  
**Asset # : 4370**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Metal Panel	100%			2037	* *	10	\$1,600	A
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,500	C
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	3		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Two 1200 Amps								
Transformers								
Liquid Filled	100%			2029	* *	3		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Thirteen 15.5 Kva 480hv-208/120lv								
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2032	* *	5		B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$2,700	10	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Shed								
Explanation : T-12 Lamps								

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE  
**Address** : 460 BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HHC0015.260 / 64 **Yr Built/Renovated** : 1973 / 2012  
**Area Sq Ft** : 7,573 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 23-Jan-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,000			\$10,500
Interior Architecture		\$2,600	\$300	
Electrical	\$600	\$800	\$600	\$700
Mechanical	\$800	\$800	\$1,300	\$800
<b>Total</b>	<b>\$16,400</b>	<b>\$4,200</b>	<b>\$2,100</b>	<b>\$12,000</b>
Priority A	\$15,000			\$10,500
Priority B	\$1,400	\$3,200	\$1,900	\$1,500
Priority C		\$1,000	\$300	
<b>Total</b>	<b>\$16,400</b>	<b>\$4,200</b>	<b>\$2,100</b>	<b>\$12,000</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**  
**Asset # : 64**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$11,800	A
Window Wall	30%			2044	**	5	\$19,000	A
Windows								
Aluminum	70%			2040	**	5	\$4,600	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Stained Glass								
Aluminum	30%			2049	**	5	\$2,000	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Greenhouse, 2012								
Roof								
Clay Tile	40%			2044	**	10	\$9,400	A
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout, 2011								
Copper/Terne	5%			2052	**	10	\$3,000	A
Modified Bitumen	50%			2034	**	10	\$11,800	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout, 2012								
Sloped Glazing	5%	Now	\$15,000	LIFE	**	5	\$15,700	A
Water Penetration, Extent : Light, Area Affected : 15%								
Location : Over Chapel								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$600	C
Panel/Paver: Cer/Brk	25%			2040	**	5	\$6,400	C
Vinyl Tile	70%			2029	**	3	\$3,000	C
Recent Replace Evident, Extent : Light, Area Affected : 50%								
Location : Corridor, 2012								
Interior Walls								
Folding Partition	5%			2040	**	5	\$1,100	C
Masonry: Brick	95%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%			2037	**	5	\$3,100	B
Exposed Struc: Wood	60%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$2,400	B
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Corridor, 2012								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$200	B

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

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

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**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**  
**Asset # : 64**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$200	B
Wiring								
Thermoplastic	100%			2034	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	40%			2024	\$17,100	10	\$2,800	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2032	* *	10	\$700	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Greenhouse</i>								
Incandescent	50%			2024	\$21,400	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2024	\$600	1		B
Exit, Service	50%			2024	\$600	1		B
Exterior Lighting								
HID	100%			2024	\$3,000	10		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2032	* *	1	\$1,400	B
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$4,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
HTHW/HW	100%			2034	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Hot Water Piping From Robitzek Building</i>								
Terminal Devices								
Air Handler	90%			2024	\$33,400	1	\$3,500	B
Convactor/Radiator	10%			2029	* *	1	\$200	B
Air Conditioning								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**SEA VIEW HOSPITAL, REHAB CTR. CHAPEL AND GREENHOUSE**  
**Asset # : 64**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Robitzek Bldg							
		Explanation : Chilled Water From Main Chillers							
Conversion Equipment									
	Heat Pump	35%			2028	* *	2	\$100	B
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Adjacent To Building							
		Explanation : The Heat Pumps Serve The Green House Portion OfThe Building							
	No Component	65%							D
Terminal Devices									
	Air Handler/Cool/Ht	100%			2024	\$10,200	1	\$3,900	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	B
Exhaust Fans									
	Interior	100%			2029	* *	2	\$200	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		B
Water Heater									
	Electric	100%			2023	\$1,100	4		B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Fixtures									
	Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : WOODHULL MEDICAL CENTER AUDITORIUM  
**Address** : 760 BROADWAY @ FLUSHING AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0016.020 / 1002 **Yr Built/Renovated** : 1978 / 2004  
**Area Sq Ft** : 24,600 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 26-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Interior Architecture			\$499,500
Mechanical			\$390,800
<b>Total</b>			<b>\$890,300</b>
Priority	B		\$390,800
Priority	C		\$499,500
<b>Total</b>			<b>\$890,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$28,900	\$17,600		
Interior Architecture	\$12,600			\$142,100
Electrical	\$100		\$400	
Mechanical	\$2,700	\$2,200	\$3,900	\$2,200
<b>Total</b>	<b>\$44,300</b>	<b>\$19,800</b>	<b>\$4,300</b>	<b>\$144,300</b>
Priority	A	\$28,900	\$17,600	
Priority	B	\$7,400	\$2,200	\$2,200
Priority	C	\$8,000		\$142,100
<b>Total</b>	<b>\$44,300</b>	<b>\$19,800</b>	<b>\$4,300</b>	<b>\$144,300</b>



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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	20%			LIFE	**	5	\$7,800	A
	Weathering Steel	80%			LIFE	**	1		A
Windows									
	Aluminum	100%			2036	**	5	\$6,600	A
Parapets									
	Masonry: Brick	10%			LIFE	**	5	\$100	A
	Weathering Steel	90%			LIFE	**	1		A
Roof									
	Metal Panel	35%			2037	**	10	\$17,600	A
	Single Ply Membrane	60%	Now	\$5,500	2028	**			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At Pitch Pockets								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Over Auditorium At Pitch Pockets								
	Skylight, Metal/Glass	5%	Now	\$20,100	2040	**			A
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Stair Towers								
Interior									
Floors									
	Carpet	35%			2019	\$135,100	3	\$21,300	C
	Terrazzo	20%			LIFE	**	5	\$4,800	C
	Vinyl Tile	45%			2025	\$115,700	3	\$6,900	C
Interior Walls									
	Cast in Place Concrete	2%			LIFE	**			C
	Fabric on Framing	10%			2021	\$383,900	5	\$1,900	C
	Gypsum Board	60%			LIFE	**	5	\$13,700	C
	Plaster	28%			LIFE	**	5	\$3,200	C
Ceilings									
	Gypsum Board	75%	Now	\$4,600	LIFE	**	5	\$28,600	B
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Auditorium								
	Plaster	25%			LIFE	**	5	\$4,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2030	**	1		
Panelboards								
Molded Case Bkrs	100%			2028	**	5	\$600	
Wiring								
Thermoplastic	100%			2030	**	1		

## Lighting

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER AUDITORIUM**  
**Asset # : 1002**

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

**Lighting**

Interior Lighting									
Fluorescent	30%				2020	\$11,800	10	\$5,600	B
Incandescent	70%				2020	\$27,600	2	\$300	B
Egress Lighting									
Exit, Service	100%				2025	\$2,900	1		B

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

**Heating**

Distribution									
Hot Wtr Piping/Pump	40%				2028	* *	4	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Adjacent To Auditorium</i>									
<i>Explanation : From Main Bldg</i>									
Steam Piping/Pump	60%				2030	* *	4	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Adjacent To Auditorium</i>									
<i>Explanation : From Main Bldg</i>									
Terminal Devices									
Air Handler	60%				2020	\$65,300	1	\$7,600	B
Fan Coil Unit/Heat	40%				2020	\$121,000	1	\$2,600	B

**Air Conditioning**

Distribution									
Chilled Wtr Pipe/Pump	100%				2040	* *	4	\$1,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Adjacent To Auditorium</i>									
<i>Explanation : From Main Bldg</i>									
Terminal Devices									
Air Handler/Cool/Ht	60%				2020	\$51,500	1	\$7,600	B
Fan Coil - Cool/Heat	40%				2020	\$153,000	1	\$2,600	B

**Ventilation**

Distribution									
Ductwork/Diffusers	100%				LIFE	* *	2-5	\$11,400	B
Exhaust Fans									
Interior	100%				2025	\$22,300	2	\$600	B

**Plumbing**

H/C Water Piping									
Galv Iron/Steel	100%				2033	* *	1		B
Sanitary Piping									
Cast Iron	100%				LIFE	* *	1		B
Storm Drain Piping									
Cast Iron	100%				LIFE	* *	1		B
Fixtures									
Generic	100%								B

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Print Date : 09-Sep-2014

**HEALTH AND HOSPITALS CORP. - FY 2015**

**Asset Name** : WOODHULL MEDICAL CENTER MAIN  
**Address** : 760 BROADWAY @ FLUSHING AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : HHC0016.010 / 2726 **Yr Built/Renovated** : 1978 / 2004  
**Area Sq Ft** : 1,058,000 **Project Type** : HEALTH & HOSPITALS CORP.  
**Date of Survey** : 27-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,10A  
**Block** : 1723 **Lot** : 1 **BIN** : 3048341

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$16,430,400	\$1,044,800
Interior Architecture	\$5,064,000	\$12,434,500
Electrical	\$1,595,700	\$21,485,400
Mechanical	\$6,745,400	\$22,711,600
<b>Total</b>	<b>\$29,835,500</b>	<b>\$57,676,300</b>
Priority A	\$16,430,400	\$1,044,800
Priority B	\$9,342,800	\$45,436,500
Priority C	\$4,062,200	\$11,195,000
<b>Total</b>	<b>\$29,835,500</b>	<b>\$57,676,300</b>

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$60,800			\$33,100
Interior Architecture				\$135,400
Electrical	\$207,200	\$174,700	\$192,100	\$195,300
Mechanical	\$600,600	\$493,600	\$694,500	\$418,700
Elevators/Escalators	\$138,200	\$138,200	\$138,200	\$138,200
<b>Total</b>	<b>\$1,006,800</b>	<b>\$806,500</b>	<b>\$1,024,700</b>	<b>\$920,700</b>
Priority A	\$60,800			\$33,100
Priority B	\$946,000	\$806,500	\$1,024,700	\$752,100
Priority C				\$135,400
<b>Total</b>	<b>\$1,006,800</b>	<b>\$806,500</b>	<b>\$1,024,700</b>	<b>\$920,700</b>



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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Copper/Terne	2%			2056	**	10	\$11,900	A	
Masonry: Brick	25%			LIFE	**	5	\$63,600	A	
Metal Panel	3%			2041	**	5-10	\$52,500	A	
Pre-Cast Concrete	5%			LIFE	**	5	\$41,300	A	
Weathering Steel	45%			LIFE	**	1		A	
Other Observation, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Explanation : Staining From Corrosion Is Clouding Adjacent Glass And Deteriorating Caulking									
Window Wall	20%	Now	\$121,400	2041	**	5	\$95,400	A	
Glazing Clouded, Extent : Severe, Area Affected : 70%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Clearstories									
Windows									
Aluminum	90%	Now	\$15,343,000	2046	**	5	\$184,500	A	
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout Building.									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Glass Block	2%			LIFE	**	5	\$5,100	A	
Metal Louvers	8%			2030	**	10	\$205,000	A	
Parapets									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	A	
Masonry: Brick	20%			LIFE	**	5	\$4,700	A	
Metal Rail	20%			2034	**	5-10	\$84,300	A	
Weathering Steel	45%	Now	\$34,500	LIFE	**	1		A	
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Lower Wing At West Side									
Explanation : Soft Joints Are Deteriorated									
Under Construction	10%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location : Elevator Machine Room Towers.									
Explanation : Construction Located									

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Roof									
	Cast in Place Concrete	25%			LIFE	* *			A
	IRMA/Protected Membrane	30%	Now	\$260,400	2026	* *			A
		Other Observation, Extent : Light, Area Affected : 2% Location : 10th Floor Roof. Explanation : Roof Drains Leaking.							
	Single Ply Membrane	25%			2026	* *	10	\$68,600	A
		Gravel/Stone Ballast, Extent : Moderate, Area Affected : 100% Location : Over Fourth Floor Terrace							
	Sloped Glazing	10%	Now	\$637,100	LIFE	* *	5	\$365,700	A
		Glazing Clouded, Extent : Severe, Area Affected : 50% Location : Throughout Caulking Deteriorated, Extent : Severe, Area Affected : 50% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over Third Floor, Spiral Staircase							
	Under Construction	10%							D
		Other Observation, Extent : Light, Area Affected : 0% Location : Machine Room Towers. Explanation : Elevator Machine Room Roofs Under Construction.							
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$344,000	LIFE	* *	5	\$729,100	C
		Drains Inad/Misposn, Extent : Severe, Area Affected : 25% Location : Fourth Floor Garage							
	Ceramic Tile	5%			2030	* *	5	\$83,300	C
	Quarry Tile	5%			2034	* *	5	\$125,000	C
	Terrazzo	5%			LIFE	* *	5	\$65,100	C
	Vinyl Tile	65%	Now	\$3,655,800	2021	\$9,139,400	3	\$406,200	C
		Adhesion Failure, Extent : Moderate, Area Affected : 75% Location : Gallery Spaces Around Perimeter Of Various Floors Based On Air And Moisture Infiltration From Adjacent Windows.							
Interior Walls									
	Ceramic Tile	5%			2030	* *	5	\$106,200	C
	Concrete Masonry Unit	10%			LIFE	* *	5	\$85,000	C
	Gypsum Board	65%			LIFE	* *	5	\$828,700	C
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : Third Floor Near Recovery Room							
	Masonry: Brick	5%			LIFE	* *			C
	Plaster	15%			LIFE	* *	5	\$95,600	C

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

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

## Interior

## Ceilings

AcousTile,Adhered	30%			2026	* *	5	\$500,000	B
Exposed Struc: Steel	5%			LIFE	* *			B
Exposed Struc: Steel	10%	Now	\$696,600	LIFE	* *			B

*Corrosion/Rusting, Extent : Severe, Area Affected : 5%*

*Location : Corrugated Metal Decking Rusted Through Under Ambulance Ramp, Visible From The Generator Room.*

Gypsum Board	30%			LIFE	* *	5	\$624,900	B
Metal Panel	10%	Now	\$55,200	LIFE	* *	5	\$208,300	B

*Water Penetration, Extent : Light, Area Affected : 60%*

*Location : Northeast Corner Of 4th Floor Parking Garage.*

Plaster	15%			LIFE	* *	5	\$156,200	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	60%			2021	\$103,900	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 2500 Amp.</i>								

Fused Disc Sw	40%			2041	* *	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 5000 Amp.</i>								

## Transformers

Dry Type	80%			2026	* *	5	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Three 300 Kva</i>								

Dry Type	20%			2026	* *	5	\$800	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva.</i>								
<i>One 45 Kva For Fire Alarm.</i>								

## Switchgear / Switchboard

Fused Disc Sw	60%			2031	* *	5	\$2,700	B
Fused Disc Sw	40%			2041	* *	5	\$1,800	B

## Raceway

Conduit	90%			2031	* *	1		B
Conduit	10%			2041	* *	1		B

## Panelboards

Fused Disc Sw	15%			2037	* *	5	\$3,600	B
Fused Disc Sw	5%			2037	* *	5	\$1,200	B
Molded Case Bkrs	80%			2020	\$701,400	5	\$22,300	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Wiring								
Thermoplastic	90%			2031	* *	1		B
Thermoplastic	10%			2041	* *	1		B
Motor Controllers								
Locally Mounted	20%			2019	\$325,800	5	\$1,400	B
Locally Mounted	10%			2034	* *	5	\$700	B
Motor Control Center	70%			2019	\$1,140,200	5	\$20,200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$15,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flushing Ave. Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	90%			2019	\$10,400	1	\$293,000	B
Automatic	10%			2034	* *	1	\$32,600	B
Generators								
Diesel	100%			2017	\$78,000	1	\$409,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1500 Kw.</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$39,200	B
Fuel Storage								
Day Tank	50%			2029	* *	5	\$103,300	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 275 Gallons</i>								
Main Tank	50%			2036	* *	5	\$16,400	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallons</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	93%			2021	\$5,346,100	10	\$949,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Mostly T-8 And T-5</i>								
HID	7%			2021	\$283,100	10	\$2,500	B
Egress Lighting								
Exit, Service	100%			2026	* *	1		B
Exterior Lighting								
HID	100%			2031	* *	10	\$3,200	B
<b>Lightning Protection</b>								

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

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

Lightning Protection  
Arresters/Cabling  
Generic

100%  
2024 \$23,500 5 \$2,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Copper And Steel*  
*Missing Rods (Tower #3 and on top of staircase 6 A)*

Alarm

Security System  
Generic

100%  
2021 \$3,176,200 1 \$395,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Fixed Cameras.*

Fire/Smoke Detection  
Generic

100%  
2021 \$10,873,300 1-3 \$652,000 B  
*Other Observation, Extent : Light, Area Affected : 75%*  
*Location : Throughout*  
*Explanation : Addressable.*

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

Heating

Energy Source  
Interruptible Gas/Dual  
Fuel

100% 2-4 \$454,200 2041 \* \* 1 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 150,000 Gallon Capacity Of #6 In Underground Tanks / Tanks Are On Extended Life*

Conversion Equipment

Heat Exchanger  
Steam Boiler

20% 2030 \* \* 1 \$110,100 B  
80% 2026 \* \* 1 \$882,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 3 Units*

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%	0-2	\$55,500	2029	* *	4	\$27,400	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
Steam Piping/Pump	50%	0-2	\$77,100	2031	* *	4	\$27,400	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Valves, Boiler Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Spaces</i>								
<i>Steam Traps Faulty, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2016	\$2,978,600	1	\$344,300	B
Convactor/Radiator	20%			2026	* *	1	\$71,900	B
Fan Coil Unit/Heat	30%			2021	\$4,962,900	1	\$107,900	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	80%			2037	* *	1		B
Steam/HW System	20%			2031	* *	1		B
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW	20%			2017	\$728,500	1	\$241,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : On Extended Life / 2 Units</i>								
Centrifugal, Elec Chiller	75%			2030	* *	1	\$903,700	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Plant 4 Units</i>								
Ext Pkg Unit - Cooling	5%			2021	\$255,000	2	\$3,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Split Units</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%	0-2	\$540,000	2031	* *	4	\$54,900	B
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2021	\$2,346,500	1	\$344,300	B
Fan Coil - Cool/Heat	50%			2021	\$10,457,400	1	\$179,800	B
<b>Heat Rejection</b>								
Remote Air Cond	5%			2021	\$330,000	2	\$38,800	B
Water Cool Tower	95%			2022	\$3,012,800	2	\$1,064,500	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$620,900	B

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**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ventilation</b>								
Exhaust Fans								
Interior	100%	Now	\$122,100	2016	\$1,221,300	2	\$27,300	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Vibration Eliminators</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%	Now	\$66,000	2031	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Water Heater								
Electric	1%			2019	\$1,700	4	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 85 Gallon / 1 50 Gallon</i>								
No Component	99%							D
HW Heat Exchanger								
Low Temp	100%			2041	* *	4	\$165,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Instantaneous / No Storage</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$48,000	LIFE	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Storm Drain Piping								
Cast Iron	100%	0-2	\$308,500	LIFE	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Garage</i>								
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2021	\$11,000	4	\$2,500	B
Backflow Preventer								
Generic	100%			2021	\$107,100	1	\$68,200	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	90%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (9) 1-10 (4) 1-14</i>								
<i>Explanation : 13 Units (4 Units Serve Auditorium)</i>								
Hydraulic	10%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1-3</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								

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

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

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

**HEALTH AND HOSPITALS CORP. - 819**  
**WOODHULL MEDICAL CENTER MAIN**  
**Asset # : 2726**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Standpipe								
	Generic	100%			2041	* *	1-5	\$561,400	B
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$311,900	B
	Fire Pump								
	Generic	100%			2024	\$818,400	1	\$207,900	B

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

**HEALTH AND HOSPITALS CORP. - 819****Project : HEALTH & HOSPITALS CORP.**

<b>CAPITAL</b>		<b>FY 2016 - 2019</b>		<b>FY 2020 - 2025</b>
Miscellaneous Buildings		471,000		385,200
<b>EXPENSE</b>		<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Miscellaneous Buildings		56,800	18,000	23,200

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
44	SEA VIEW HOSPITAL, REHAB CTR. BLDG	6,300	262,000	28,600
46	SEA VIEW HOSPITAL, REHAB CTR. NEW BOILER HOUSE	2,326	96,700	10,600
47	CUMBERLAND NFCC BLDG QH	4,200	174,700	19,100
66	SEA VIEW HOSPITAL, REHAB CTR. BLDG 44	6,300	262,000	28,600
988	SEA VIEW HOSPITAL, REHAB CTR. BLDG 13	1,000	30,400	15,700
990	SEA VIEW HOSPITAL, REHAB CTR. BLDG 32	1,000	30,400	15,700

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